

100 North Street Monticello, NY 12701 (845)807-0541

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#### MISSION STATEMENT

Our mission is to strategically acquire tax delinquent, foreclosed, vacant and abandoned properties: eliminate barriers to their redevelopment; and sell the rehabilitated properties to new, responsible owners in a transparent manner that results in outcomes consistent with County and local land use goals and priorities. Initial work will focus on the Villages of Monticello and Liberty, where the need is greatest.

New York Public Authority 501(c)3 Not-For-Profit Organization

#### **EPA Brownfield Cleanup Grant Application Sullivan County Land Bank** R02-20-C-007

**Narrative Information Sheet** 

1. <u>Applicant Identification</u>: Sullivan County Land Bank Corporation (SCLBC)

100 North Street, Monticello, NY 12701 Email: info@sullivancountylandbank.org

Phone: 845-807-0541

Funding Requested: a. Grant Type - Single Site Cleanup

> b. Federal Funds Requested - \$500,000 c. Contamination - Hazardous Substances

3. Location: Village of Monticello, Sullivan County, New York

4. Property Location: Monticello Manor, 15 High Street,

Monticello, NY 12701

a. Project Director: Jill M. Weyer, Executive Director 5. Contacts:

Sullivan County Land Bank Corporation

100 North Street Monticello, NY 12701

845-807-0530

jill.weyer@co.sullivan.ny.us

b. Chief Executive: Freda Eisenberg, Chair,

Sullivan County Land Bank Corporation Board

100 North Street Monticello, NY 12701

845-807-0527

Freda.Eisenberg@co.sullivan.ny.us

6. Population: Monticello Village: 6,562 (2017 ACS 5-Year Estimates)

Sullivan County: 77,547 (2017 ACS 5-Year Estimates)

#### 7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian	
tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred	
land.	
Secured firm leveraging commitment ties directly to the	
project and will facilitate completion of the project/reuse;	
secured resource is identified in the Narrative and	
substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the	
border of the proposed site(s) is contiguous or partially	
contiguous to the body of water, or would be contiguous or	
partially contiguous with a body of water but for a street,	
road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate	3
renewable energy from wind, solar, or geothermal energy; or	
any energy efficiency improvement projects.	

8. Letter from the State or Tribal Environmental Authority: Letter attached from NYSDEC acknowledging SCLBC's plan to conduct cleanup activities for the FY20 federal; brownfields grant funds.

#### NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management 625 Broadway, 12th Floor, Albany, NY 12233-7012 P: (518) 402-9764 I F: (518) 402-9722 www.dec.ny.gov

November 25, 2019

Jill M. Weyer Executive Director Sullivan County Land Bank Corporation 100 North Street Monticello, NY 12701

Dear Ms. Weyer:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Sullivan County Land Bank Corporation (SCLB), dated November 12, 2019, for a state acknowledgement letter for a Federal Year 2020 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that SCLB plans to submit a Brownfield Cleanup Grant application for up to \$500,000 for hazardous substance cleanup at Monticello Manor. Focus of the funding will be the removal of all hazardous waste identified in Phase I and II Environmental Site Assessments conducted under the Brownfield Assessment grant (impacted soils, soil vapor and groundwater); to develop a Phase III Reuse and Remediation Plan for redevelopment of the property for housing; and to conduct associated community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Theodore Bennett

Thole A 20

Director

Bureau of Program Management

ec:

T. Wesley, USEPA Region 2

A. Devine, USEPA Region 2

J. Brown, DEC Albany

D. Bendell, DEC Region 3



# SULLIVAN COUNTY LAND BANK APPLICATION FOR 2019 U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS CLEANUP GRANT

#### **Narrative**

#### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### a. Target Area and Brownfields

i. <u>Background and Description of Target Area:</u> The Village of Monticello, which is a small rural village (Population: 6,726) that serves as the largest urban center in Sullivan County (Population: 77,547) within the Town of Thompson is the target area. Monticello is located in the Catskills and Upper Delaware River region in New York, and serves as Sullivan County's seat of government. The target area is located in Census Tract 9518, a federally designated Opportunity Zone and REAP Zone. Monticello exhibits a traditional neighborhood development pattern of streets with homes on small lots in contrast with the County's predominantly rural low density development.

Sullivan County has a rich tourism heritage as the home to grand resort hotels, summer homes and bungalow colonies. Monticello is the heart of this vanished "Borscht Belt," suffering from extreme poverty resulting from the hundreds of hotel closures and job losses over the past half century. Sadly, these resort communities experienced significant decline in the 70s and 80s, and many sites are now seriously deteriorated or have been razed. With the demise of resorts such as the Concord, Grossinger's, Grandview Palace, and Kutsher's, large properties blight the landscape, obstructing opportunities for new employment opportunities and limiting tax revenues for the County and Village. When these resorts shut down, businesses on Broadway in Monticello suffered, eventually closing, resulting in large vacancy rates. Also job loss resulted in additional economic disinvestment in the Village. In addition to the contaminants left behind by arson, asbestos, petroleum storage, and other sources, the remote nature of this community has also resulted in other environmental issues, such as widespread illegal dumping and the operation of unlicensed landfills. This has created significant contamination issues that must be addressed in order for the Village to redevelop. However, in recent years, the County & Village have begun to see renewed investments. In 2018 Resorts World Catskills casino/hotel opened on the former Concord resort golf course. This was joined by the world-class YO1 health resort & spa on the former Kutsher's resort site. Both of these sites are less than 1 mile from the Village boundary and have generated over \$1.5 billion in investment, created 2,300 new jobs, and generated significant interest in the cleanup and reuse of other large brownfield sites. In addition, the original Woodstock Music Festival site is roughly 10 miles from Monticello and celebrated its 50th anniversary this year at the Bethel Woods Center for the Performing Arts.

ii. <u>Description of the Priority Brownfield Site(s)</u>: The priority site targeted for funding under the EPA Brownfield Cleanup grant is Monticello Manor. The site is a vacant, blighted former hospital and nursing home, located at 15 High Street in Monticello, NY. It is located south of NYS Route 17, east of NYS Route 42 and north of High Street on an irregularly shaped lot occupying 5.6 acres in a residential and commercial area. There are five (5) structures along with a paved access road and parking area. Structures include one (1) main three-story structure located in the approximate center of the site built circa 1920s, one (1) secondary three-story structure located southeast of the main structure built around 1931, and three (3) small storage structures that are situated to the north of the main structure. The remainder of the site consists of unimproved woodlands. The property has two easements, one for access to the Village of Monticello water supply tanks adjacent to the site. The other easement is for NYSEG, the County's dominant electric utility. Both of these easements will remain and are important for the community's infrastructure needs.

The site is strategically located in the center of the Village on a priority block where the Sullivan County Land Bank Corporation (SCLBC) has already demolished two 1-family homes, one 2-family home, a

former storefront and apartment building, and an old warehouse building. Eliminating the blight and abandonment in the Target area will help to encourage reinvestment; Monticello Manor is a key piece to this redevelopment. A Phase I ESA was conducted in July 2018 and a Phase 2 ESA was recently completed in October 2019 as part of Sullivan County's 2017 EPA Brownfield Assessment Grant; however given the time lapse of the Phase 1 another one was completed in November 2019 to be in compliance with EPA's Landowner Liability Protections. The results of the ESA's found evidence of environmental contamination related to the former hospital use and adjacent gas station property uses. This contamination included petroleum spills, storage of petroleum and other hazardous substances on-site, several aboveground storage tanks (AST) and at least one underground storage tank (UST). There is also the potential for asbestos, lead-based paint, radon and PCBs at the site in the existing structures which we intend to redevelop based on the structural assessment to take advantage of Historic Tax Credits, as we are currently compiling the necessary documentation for listing the property on the National Register of Historic Places.

#### b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: SCLBC proposes to clean up and stabilize the site as well as clear the title for redevelopment by a private developer. As noted above, SCLBC exists to return vacant, abandoned, and tax delinquent properties in Sullivan County, New York to productive use and to eliminate the harms and community deterioration caused by such properties. SCLBC issued a Request for Expression of Interest, resulting in three proposals for housing. The proposals ranged in the creation of 35 – 75 units with an average total investment of \$16,812,706, a much needed economic investment, as well as a major need for affordable, quality housing in the community. A subsequent Request for Proposals will be issued to determine the final use and developer, but an affordable housing option would meet the needs of the community and fill a much needed gap for the Village, while also returning the site to the tax rolls.

If SCLBC is successful in its application for an EPA Cleanup grant to remediate the Monticello Manor site, it would be able to access critical funding needed to cleanup and develop a site reuse. SCLBC currently has \$288,000 committed to the site from the NYS Land Bank Community Revitalization Initiative funds (CRI) awarded to Land Banks from the Attorney General's mortgage settlement funds. Sullivan County completed "Grow the Gateways: A Strategic Plan for the Gateway Corridor of the Village of Monticello and Town of Thompson," (GTG) in 2018, funded by a USDA grant. The proposed reuse supports the community's vision for revitalization, as defined in the GTG plan, by providing quality affordable housing in the downtown area, supporting the rejuvenation of the village core, providing an infill re-development opportunity, and transforming a contaminated, blighted property into a safe, clean and well-maintained residential use, that is returned to the tax rolls. This project also aligns with Sullivan County's Comprehensive Plan, Sullivan County - REAP Zone Strategic Plan, Climate Action Plan, and the Mid-Hudson Regional Economic Council Strategic Plan.

ii. <u>Outcomes and Benefits of Reuse Strategy</u>: Of the 39 potential brownfield sites identified by the 2017 Sullivan County EPA Community-Wide Assessment Grant, Monticello Manor is located in the Village of Monticello/Town of Thompson. This site went through the 2017 County tax-sale foreclosure auction but due to low bids because of unknown environmental clean-up and redevelopment costs, the County Legislature rejected the bids and approved the transfer to SCLBC to clear up the title and to address the environmental cleanup and stabilization. Allowing SCLBC to identify potential developers and return the property to active use and ensure the redevelopment of the property in a manner that benefits the community. By providing for the cost of cleanup and site reuse planning, the EPA Brownfield Cleanup grant will eliminate the costs and uncertainty associated with purchasing a brownfield site, and renders the site ready for redevelopment.

In addition, there is tremendous potential for the remediation of the site for affordable housing to compliment the economic development in the Town. By utilizing Low Income Tax Credits and Historic Tax Credits, an affordable housing development would fill a major Village need. Monticello has tremendous assets that make it an attractive location for new investment, including proximity to New York City, low cost of doing business, access to telecommunications and transportation infrastructure, financial incentives available from economic development agencies, educational and workforce training from SUNY Sullivan, and overall quality of life related to the natural environment of the Catskills and Upper Delaware River regions.

It is important to note that the site redevelopment involves the reuse of existing buildings for a new use, a process known as "adaptive reuse." Adaptive reuse is an energy efficient mode of construction that eliminates the need for the total demolition of a building and the use of entirely new building materials in the construction process. According to the U.S. Green Building Council, adaptive reuse offers significant opportunities for energy efficiency in the built environment: it extends the life cycle of existing building stock, conserves resources, reduces waste, and reduces environmental impacts of new buildings as they relate to materials manufacturing and transport. SCLBC is in the process of adopting a Sustainable Building policy to ensure site redevelopment is done sustainably. Also, given the elevation of this site, there is potential for wind energy, in addition to providing excellent views.

The site has been vacant for over 10 years and in order to re-use the building, time is of the essence to ensure the safety and integrity of the building is not compromised further. The property has continued to decline since the building ceased being a hospital and was converted to an old-age home. Property adjacent to the site has also been vacant and in severe decline since 2003 when the Sisters of Saint Joseph closed their doors and the property was boarded up. The property is also located on a block that SCLBC has acquired 5 other properties. High Street was once home to large single family homes owned by affluent residences but over time have been sold and converted to multi-family apartments for low income residents. Since 2018, SCLBC has demolished 5 structures on High Street due to their blighted appearance. A warehouse property was transferred in 2019 across the street from the site and had been vacant and abandoned for years, and was home to a homicide in 2017. SCLBC is currently renovating a 4-unit multi-family property on High Street, which will create, open space, parking and affordable housing and will be sold to a reputable landlord for property management. Vacant lots owned by SCLBC on High Street due to demolitions will either be sold as side lots or banked for redevelopment, including either new construction or additional community park space. SCLBC is working with Sullivan Renaissance, a community beautification not-for-profit, on community outreach and identifying the best use of vacant lots in the neighborhood. Their involvement is shown in section 2.b.i. Community Involvement below.

#### c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: As stated above in Section 1.b. i. SCLBC applied for and received \$288,000 in funding from the CRI for stabilization at the site. CRI funding supports land banks approved under the 2011 NYS Land Bank Act by acquiring vacant, abandoned and blighted properties and transforming them into community assets. SCLBC believes that by completing the remediation and site reuse strategy for Monticello Manor, it will be able to successfully identify a developer through an RFP process to attract private investment dollars for site redevelopment. SCLBC also anticipates working with the identified developer to access Historic Tax Credits since we will be reusing the existing structure through adaptive reuse. In addition, an application will be made to the NYS Office of Community Renewal for Low Income Housing Tax Credits for affordable housing redevelopment. If needed, the County has annually committed \$100,000 to the SCLBC which can be utilized if needed to ensure the project is completed.

ii. <u>Use of Existing Infrastructure:</u> This grant proposes the cleanup and redevelopment of a brownfield site that is already connected to infrastructure. As part of the Phase I Environmental Site Assessment, the County ascertained that the priority site, Monticello Manor, is currently serviced by the Village of Monticello for water, sanitary sewer and storm drainage, and that electric power is provided by NYSEG. For transportation infrastructure, the Monticello Manor site has existing road access as well as easy access to a major highway, NY-17 (converting to I-86). As stated above 1.a.ii, there are two utility easements located on the site that will be maintained. Also, we will be reusing onsite infrastructure, specifically the old hospital and nursing buildings through adaptive reuse.

#### 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

#### a. Community Need

i. The Community's Need for Funding: According to USDA, rural areas like Monticello face economic and community development issues of a very different character, so much in fact, that Monticello is located in a 2001 federally designated Sullivan-Wawarsing Rural Economic Area Partnership (REAP) Zone, 1 of only 5 in the US for being economically distressed. Abandoned buildings, illegal dumping, poor health outcomes, and economic indices combine to make Monticello a poster child for rural disinvestment and poverty. Monticello lacks sufficient and affordable ready-to-develop sites, as well as a lack of capital available for reusing older facilities like Monticello Manor, which otherwise might accommodate new business and help to revitalize the downtown area. Deteriorating buildings are evident throughout the Village and have contributed to a vicious cycle of decline as new private investment has been thwarted, tax bases have been eroded and funds to make repairs and new investments have dwindled. SCLBC, along with the County & Village, has been extremely proactive in pursuing outside sources of funding to support planning and assessment activities for the target area; however, funding is limited and not available at the state or local level to support the cleanup needed to return the County's brownfield sites to tax-generating use. The Village lacks the capacity to carry out projects such as these and that is why SCLBC is providing this service for them. Therefore, without the EPA Brownfield Cleanup grant, this critical work would not be possible by SCLBC.

#### ii. Threats to Sensitive Populations

- (1) <u>Health or Welfare of Sensitive Populations</u>: Exposure to harmful substances in the environment, such as those at brownfields sites, is one of many risk factors for several diseases and adverse health effects. Given Monticello's high poverty rate of 27.2% (2017 ACS), 41.26% of the Monticello Central School District (MCSD) qualifies for free lunch. In addition, according to USDA, Monticello is considered a food desert and does not have access to quality healthy food. Thus, 19% of children in MCSD are overweight and 19% are obese according to NYS Dept of Health (2014-106 average). Sullivan County ranks 14 in the State for ten pregnancy rates at 36.1 exceeding the state average of 33.2. Monticello is predominantly minority, with only 27% of the Village classified at white, according to the 2017 ACS estimates (32% Hispanic/32% Black). Therefore, an EPA Brownfield Cleanup grant will allow the SCLBC to clean up the site, thereby reducing risk of exposure to certain harmful substances to these vulnerable populations.
- (2) <u>Greater Than Normal Incidence of Disease and Adverse Health Conditions</u>: Monticello is located adjacent to a major state highway (NY-17) that is being converted into Interstate 86. Therefore, it should come as no surprise that residents in the neighborhoods surrounding the Monticello Manor site, experience higher than average proximity to traffic, ranking in the 80-90% percentile for this metric when compared to the rest of the country. Monticello is also in the 95-100% percentile for lead paint, likely due to the fact that more than 60% of the County's building stock pre-dates 1980.

Additionally, there are several types of cancers associated with exposure to hazardous substances that have a significantly higher incidence for both males and females in Sullivan County when compared to

the rest of New York. These include: Esophageal Cancer, Liver and Intrahepatic Bile Duct Cancer, and Kidney, Renal and Pelvis Cancer, according to 2011-2015 data from the NYS Department of Health.

Since 2010, when the Robert Wood Johnson Foundation first released County Health Rankings, Sullivan County has ranked penultimate for Health Outcomes in New York, better only than the Bronx. These health rankings utilize measures in two overall categories: Health Outcomes and Health Factors. Ten percent (10%) of the Health Factors measures to the Physical Environment. Therefore, by removing contamination at the site and other brownfield sites it will reduce exposure to harmful substances in the physical environment, and the County & Village can continue to improve health outcomes for residents who have a greater than normal incidence of disease and adverse health conditions.

(3) <u>Disproportionately Impacted Populations</u>: Monticello has economic challenges defined by its geographic isolation, absence of an active commercial center, low-density settlement patterns, historic dependence on tourism, continued population loss, outmigration, and economic distress. The proposed redevelopment of the site for housing that offers mixed income levels and varying housing choices, provides access to quality, affordable housing in the County seat of Monticello and will meet SCLBC's mission while also benefiting residents of the community. The table below illustrates how Monticello and the County scores worse than New York and the Unites States on measures of economic impoverishment.

Table: Economically Impoverished Populations in Monticello, NY (2013-2017 ACS)

			Sullivan	Village of
	US	New York	County	Monticello
Unemployment Rate (% unemployed)	4.1%	4.3%	5.5%	16.4%
Median Household Income	\$57,652	\$62,765	\$53,877	\$31,169
Per Capita Income	\$31,177	\$35,752	\$28,224	\$16,923
Families w/female householder, no husband present related children < 18 below poverty	38.7%	37.4%	43.0%	60.0%
Individuals Below Poverty	14.6%	15.1%	15.9%	27.2%
% of Multigenerational families w/ grandparents responsible for grandchildren	35.5%	27.8%	42.8%	43.7%

According to 2017 ACS, Monticello's poverty rate is 27.2% compared to 15.1% for New York State. In the Village of Monticello, 37.3% of white residents and 17.3% of black residents are below the poverty level. A 2014 study by the National Bureau of Economic Research estimates an average increase in property value of \$3,917,192 for brownfield sites that received EPA Cleanup grant applications between 2002 and 2008. Also, it is worth noting that the Village of Monticello is not made whole by the County through the tax foreclosure process, resulting in a loss of revenue to the Village that could otherwise improve services to the community. Therefore, by receiving an EPA Brownfield Cleanup grant, SCLBC will be able to return this vacant, contaminated property to active use, improving property values, providing valuable employment opportunities and contributing to the local tax base.

#### b. Community Engagement

*i.* <u>Project Partners</u>: SCLBC has identified seven (7) partners detailed in the table below, as well as the chosen Developer who will redevelop the site. In addition, SCLBC recently convened an Arts and Cultural Roundtable in October 2019 for organizations that serve the Monticello community to identify additional partners to work on projects and placemaking opportunities, so this list will be growing.

#### ii. Project Partner Roles

<u>Community Involvement</u>: SCLBC has developed strong partnerships with many community organizations that have a focus on economic development, community revitalization and public health impacts. The following organizations will play a key role in the successful implementation of the EPA funding for an EPA Brownfields Cleanup Grant:

Partner Name	Point of contact	Specific role in the project
RUPCO, Inc.	Kevin O'Connor (845) 331-2140 koconnor@rupco.org	Support evaluation of market viability; assist with housing affordability services, development tax credits, as well as marketing for potential tenants.
Sullivan Renaissance	Denise Frangipane (845) 295-2445 info@sullivanrenaissance.org	Provide translation services to Spanish speaking community; and assist with meeting facilitation
Human Rights Commission/ Dialogue2Change	Judy Balaban-Kraus (845) 807-0189 work4tolerance@aol.com	Assist with community outreach and facilitate partnerships among multiple community-based organizations
Sullivan 180	Sandi Rowlands (845) 295-2682 srowlands@sullivan180.org	Promote EPA Brownfield Grant for its efforts to improve community health; and provide information on public health impacts of brownfield sites.
Sullivan County Federation for the Homeless	Kathy Kreiter (845) 794-2604 scfh@hvc.rr.com	Assist with community outreach, including the dissemination of information on planning activities to marginalized populations.
Monticello Chamber of Commerce	Alan Kesten (845) 798-4725 info@monticellochamberny.org	Assist with community outreach and dissemination of information to the Monticello business community.
Sullivan Alliance for Sustainable Development	Michael Chojnicki (845) 482-4764 sasdonline@gmail.com	Host meetings, assist with outreach, facilitate partnerships and provide technical assistance when appropriate.

iii. Incorporating Community Input: Since 2017, SCLBC has been working in the Monticello community and will continue to work with local stakeholders regarding the remediation and redevelopment of the site. SCLBC will continue to attend local community meetings and meet with community leaders to ensure public awareness of the ongoing remediation and address any concerns raised. Sullivan County has a Brownfield Task Force, established as part of the 2017 Brownfield Assessment Grant, which is comprised of representatives from several local governments, non-profit partners and economic development organizations. SCLBC will identify sensitive populations around the site and provide public notification regarding any cleanup activities to stakeholders, owners, and tenants within 200 feet of the site through letters or by posting a sign at the site. SCLBC recently created both an Instagram (127 followers) and Facebook (129 friends) account to further our community reach with social media engagement and project awareness. Also, they held their first community meeting to discuss the Monticello Manor project. Meeting info is included in the Threshold Criteria section.

#### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### a. Proposed Cleanup Plan

The October 2019 Phase II ESA results identified the presence of volatile organic compounds, semi-volatile organic compounds, and metals above the respective Part 375/CP-51 SCOs/SSSCOs unrestricted use criteria, as well as one underground storage tank (UST), five above ground storage tanks (AST), miscellaneous debris and suspect containers, and the potential presence of asbestos containing material (ACM) and lead based paint (LBP) within the existing structures. Impacted soils are present across the site at depths ranging from surface grade to 5' below surface grade. Bedrock is roughly 5' below grade and groundwater was not detected during investigation. Proposed cleanup activities are remediation of "hot spot" soil including excavation of contaminated materials and backfill with clean fill, ACM and LBP abatement, removal of ASTs and removal and closure of UST. The expected outcomes of the project include achieving technical and administrative compliance with the NYSDEC site remediation regulations in preparation for redevelopment.

#### b. Description of Tasks and Activities

#### Task 1: Cooperative Agreement Oversight and Community Outreach

- *i. Project Implementation*: SCLBC will procure experienced professionals to assist with project oversight and community engagement to implement the EPA brownfield grant. Travel will cover costs for SCLBC participation in the National Brownfields Conference.
- ii. Anticipated Project Schedule: Three year duration of the grant
- iii. Task/Activity Lead(s): SCLBC; Contractual Project Manger
- *iv. Output(s):* Attendance at conferences and workshops; Request for Proposals (RFP) issued for qualified technical consultants, community relations plan, quarterly performance reports, MBE/WBE reporting forms, ACRES reporting, FFRs and grant closeout documentation.

#### Task 2: Environmental Reporting and Engineering

- *i. Project Implementation:* SCLBC will develop and issue an RFP to procure a Qualified Environmental Professional (QEP) with project management experience to provide remediation support and oversee remediation contractors.
- ii. Anticipated Project Schedule: Years 2-3 of the grant
- iii. Task/Activity Lead(s): Qualified Environmental Professional
- *iv. Output(s):* Remedial Action Workplan, bid specification for remediation activities, HASP, QAPP, Air Monitoring Plan (CAMP), Remedial Action Report/No Further Action Letter.

#### **Task 3: Hazardous Substances Remediation**

- *i. Project Implementation*: SCLBC will develop and publish a Public Bid Specification to procure a Qualified Environmental Contractor (QEC) to perform soil removal of hot spots, post-excavation sampling, emplacement of clean back fill, and abatement of ACM and LBP.
- ii. Anticipated Project Schedule: Years 2-3 of the grant
- iii. Task/Activity Lead(s): Qualified Environmental Contractor (QEP)
- iv. Output(s): Estimated 400 tons of soil removed, site restoration, site clearing, ACM & LBP abatement activities.

#### **Task 4: Petroleum Remediation**

- *i. Project Implementation:* SCLBC will develop and publish a Public Bid Specification to procure a QEC to perform tank removal and closure.
- ii. Anticipated Project Schedule: Years 2-3 of the grant
- iii. Task/Activity Lead(s): Qualified Environmental Contractor
- iv. Output(s): Removal and closure of AST and UST.

Note: All contractors/consultants will be procured on a competitive basis in accordance with applicable local, state, and federal regulations, as well as SCLBC's procurement policy.

#### c. Cost Estimates

Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel					\$0
Fringe Benefits					\$0
Traval	Hazardous \$1,400				\$1,400
Travel	Petroleum \$600				\$600
Equipment					\$0
Supplies					\$0
Combinatival	Hazardous \$8,400	\$112,035	\$334,200		\$454,635
Contractual	Petroleum \$3,600	\$48,015		\$94,200	\$145,815
Other					\$0
Total Direct Costs	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450
Indirect Costs					
Tatal Fadaval Fundina	Hazardous <b>\$9,800</b>	\$112,035	\$262,485		\$384,320
Total Federal Funding	Petroleum <b>\$4,200</b>	\$48,015		\$63,465	\$115,680
Cost Share			\$71,715	\$30,735	\$102,450
Total Budget	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450

Cost estimates have been developed based on current costs for other projects in the region. A detailed unit cost breakdown follows.

Task 1 Budget - Cooperative Agreement Over	sight and Comr	nunity Out	each	1		
Item	Qty.	Unit		Jnit Cost		Subtotal
Contractual Project Management	3	YR	\$	4,000	\$	12,000
EPA conference attendance	1	EACH	Ś	2,000	Ś	2,000
	•	•	Tasl	k 1 Total:	Ś	14,000
	AMOUNT TO BE	FUNDED B			<del></del>	14,000
Task 2 Budget – Environmental Repo						
Item	Qty.	Unit	П	Jnit Cost		Subtotal
Remedial Action Workplan	1	LS	\$	20,000	\$	20,000
Project Management and Communication	1	LS	\$	30,000	\$	30,000
Environmental Specification Bid Documents	1	LS	\$	12,000	\$	12,000
Reporting of Tank Closures	1	LS	\$	3,000	\$	3,000
Remedial Action Report/No Further Action Letter	1	LS	\$	15,000	\$	15,000
Final As-Built Survey	1	LS	\$	5,000	\$	5,000
Subsurface Geophysics	1	LS	\$	2,500	\$	2,500
HASP	1	LS	\$	2,500	\$	2,500
Site Management Plan	1	LS	\$	4,000	\$	4,000
Community Air Monitoring Plan	10	DAY	\$	2,000	\$	20,000
Remediation Sampling Workplan/QAPP	1	LS	\$	3,000	\$	3,000
Professional Services		•				
Project Engineer/Geologist	10	DAY	\$	920	\$	9,200
Field Technician	10	DAY	\$	760	\$	7,600
Oversight of Remediation Contractor	350	Hrs	\$	75	\$	26,250
8				k 2 Total:	Ś	160,050
	AMOUNT TO BE	FUNDED B			Ś	160,050
Task 3 Budget – Hazardous Substances						
Item	Qty.	Unit	П	Jnit Cost		Subtotal
Site Clearing (removal of debris and suspect containers)	1	LS	\$	15,000	\$	15,000
Backfill Clean Material	400	TONS	\$	35	\$	14,000
Remove Impacted Soil - Labor	1	LS	\$	15,000	\$	15,000
Impacted Soil Waste Characterization, Transport & Disposal	400	TONS	\$	100	\$	40,000
ACM Remediation (50% of buildings)	1	LS		100,000	\$	100,000
LBP Remediation (20% of buildings)	1	LS	\$	40,000	\$	40,000
Decontamination	1	LS	\$	5,000	\$	5,000
State and Local - required permitting fees	1	LS	\$	7,500	\$	7,500
Post Excavation Sampling	1	LS	\$	12,000	\$	12,000
Site Restoration (backfill, topsoil & seed)	1	LS	\$	30,000	\$	30,000
Contingency 20%	1	LS	\$	55,700	\$	55,700
			Tas	k 3 Total:	\$	334,200
	AMOUNT TO BE	FUNDED B	Y EP	A GRANT:	\$	262,485
	AMOUNT TO BE	FUNDED B	Y LA	NDBANK:	\$	71,715
Task 4 Budget – Petroleum Rem	ediation Activit	ies				
Item	Qty.	Unit		Jnit Cost		Subtotal
Above Ground Storage Tank Removal (550 Gal. Assumed)	5	EA	\$	4,000	\$	20,000
Underground Storage Tank Removal and Closure (10,000 Gal. Assume	d) 1	EA	\$	10,000	\$	10,000
Vac Truck	3	DAY	\$	3,000	\$	9,000
Characterization and Disposal of Liquids	10000	Gal	\$	2	\$	20,000
Characterization and Disposal of Soils	100	TONS	\$	100	\$	10,000
Backfill Clean Material	100	TONS	\$	35	\$	3,500
Sampling and Analysis - Labor/Equipment	2	DAY	\$	3,000	\$	6,000
Contingency 20%	1	LS	\$	15,700	\$	15,700
			Tas	k 4 Total:	\$	94,200
	AMOUNT TO BE	FUNDED B	Y EP	A GRANT:	\$	63,465
	AMOUNT TO BE	FUNDED B	Y LA	NDBANK:	\$	30,735
				TOTAL	\$	602,450

TOTAL TO BE FUNDED BY EPA GRANT \$ 500,000 TOTAL TO BE FUNDED BY LANDBANK \$ 102,450

#### d. Measuring Environmental Results

The outputs anticipated through this grant are listed in each task within the Budget Narrative above, and will be monitored via documentation provided by the contractor and consultants. SCLBC will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA output metrics such as funding leveraged, acres addressed, and jobs created. SCLBC will track, measure and evaluate progress toward achieving the project outputs listed in section 3.b above primarily by utilizing EPA's ACRES system and reporting on quarterly reports as required. In addition, SCLBC will monitor project progress through documentation provided by all contractors and consultants, and will provide this information to the EPA project officer through quarterly reports, annual reports, and regular correspondence. SCLBC will partner with EPA Region 2 to ensure the remediation work will address contamination in a manner appropriate to the planned site reuse and will be protective of human health and the environment.

#### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

i. <u>Organizational Structure:</u> The grant will be administered by SCLBC, a not-for-profit/public authority created by the County of Sullivan and housed within the Sullivan County Division of Planning, Community Development and Real Property (DPCD). Jill Weyer, Deputy Commissioner of DPCD and Executive Director of SCLBC and Freda Eisenberg, AICP, Commissioner of DPCD and SCLBC Chair, will lead this project. SCLBC, also has an 11-person board, of which 5 of the board members are County employees, including Ms. Eisenberg. SCLBC mission is to strengthen neighborhoods by mitigating blight through strategic property acquisition that will create vibrant neighborhoods, increase homeownership, stimulate economic growth and support community development by returning properties to productive use and improve quality of life. SCLBC targets its work to the two largest Villages in the County - Monticello and Liberty. The Cleanup grant will not only meet EPA requirements but also fits SCLBC's mission by returning a blighted abandoned property back to productive use. DPCD is responsible for the administration of the 2017 EPA Brownfield Countywide Assessment program and is being managed by Ms. Weyer, so there will be continuity between the Assessment grant and the Cleanup grant. DPCD is also responsible for creation of programs that foster development and redevelopment of the County's physical infrastructure in a manner that conserves natural resources while providing economic opportunity. DPCD implements the County's comprehensive plan and provides technical assistance to towns and villages. In addition, to managing SCLBC, DPCD also administers the county-owned portion of the Emerald Corporate Center business park, operates a revolving loan program offering financial and technical assistance to small businesses and agricultural enterprises, and conducts a small grants program to assist local municipalities and community organizations with projects that advance County planning goals, in addition to larger Community Development grants such as CDBG and USDA-RD grant funds.

ii. <u>Description of Key Staff</u>: Ms. Weyer has extensive experience developing budgets, performing accounting functions, submitting planning grants and managing all aspects of grants. In addition, Ms. Weyer is adept at working with federal, state and local government officials. Currently her responsibilities include oversight and coordination of the SCLBC, as Executive Director, and the 2017 EPA Brownfield grant, as well as many programs and initiatives to promote planning, protection of open space and farmland, community development and watershed management, such as CDBG Housing Rehab and CDBG Economic Development/Small Business grants.

Ms. Eisenberg's planning work has addressed a broad array of issues including sustainability, comprehensive and strategic plans, economic development, downtown revitalization, corridor redevelopment and affordable housing. Ms. Eisenberg, will facilitate the working relationship with the Mayor and other staff of the Villages of Monticello and Liberty as part of a multi-pronged effort to

build capacity and foster economic revitalization in the County's two urban centers, which also serve as the target areas for the SCLBC. Again, she serves as both Commissioner of the County DPCD and the Chair of SCLBC.

Ms. Eisenberg's and Ms. Weyer's efforts will be supported by the DPCD staff. In addition, Ms. Eisenberg and Ms. Weyer will be working with the 2017 Task Force Committee and qualified subcontractor retained via Federal procurement guidelines in 40 CFR 31.36. In the unlikely event of Ms. Eisenberg's and/or Ms. Weyer's inability to administer the program, the program will be administered by other competent managers.

*iii.* <u>Acquiring Additional Resources:</u> If additional resources are required, SCLBC will work with the County and their procurement offices, to identify the vendors necessary to provide additional expertise and resources as needed. Additional RFPs will be issued and vendors will be identified to carry out the additional work, if necessary.

#### **b.** Past Performance and Accomplishments

- ii. <u>Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal</u> Assistance Agreements
- (1) <u>Purpose & Accomplishments</u>: While Sullivan County received a 2017 EPA assessment grant, of which Ms. Weyer is currently administering, the SCLBC nonprofit has not received EPA Brownfields funds but has received non-federal assistance funds. The most recent non-federally funded assistance agreement SCLBC has received in \$900,000 in funding from the New York State Land Bank Community Revitalization Initiative (CRI) Round 3 through NYS Attorney General bank settlement funds that is administered by Enterprise Community Partners, Inc., of which \$288,000 is budgeted for Monticello Manor site. This money has been allocated for building stabilization at the Monticello Manor site. CRI funding supports land banks formed under the New York State Land Bank Act of 2011 by acquiring vacant, blighted properties and transforming them into community assets. This money has not yet been utilized, as SCLBC is working to secure funding for all stages of the Monticello Manor building stabilization, cleanup and site reuse strategy prior to expending these funds.
- (2) <u>Compliance with Grant Requirements</u>: SCLBC has met and exceeded its grant deliverables and is in compliance with the workplan, schedule, and terms and conditions of the CRI Round 2 funds (\$920,000 4 rehabs and 13 demolitions (above 3 demos proposed). We are making progress towards achieving the expected results of the agreement for CRI Round 3, and applying for the EPA Brownfield Cleanup Grant advances the goals of this grant by securing additional funds for all stages of the Monticello Manor building stabilization, cleanup and site reuse and redevelopment. Since the same person who is administering the 2017 EPA Brownfield Assessment grant for Sullivan County, Ms. Weyer, will administer this funding, if awarded, SCLBC anticipates timely and acceptable reporting, as required by the granting agency and being met by Ms. Weyer.

## SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC) APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD SINGLE SITE CLEANUP GRANT

#### Threshold Criteria Responses

- 1. Applicant Eligibility: The Sullivan County Land Bank Corporation (SCLBC) is an eligible entity for a Cleanup Grant. The Sullivan County Land Bank Corporation is a not-for-profit organization under Section 501(c)(3) of the Internal Revenue Code. Please find documentation attached to the narrative demonstrating tax-exempt status. SCLBC is also a quasi-governmental agency and NYS Public Authority created by New York State as per the New York State Land Bank Act.
- **2. Previously Awarded Cleanup Grants:** The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.
- **3. Site Ownership:** SCLBC acquired the project site from the County of Sullivan on December 2, 2019. Previously the county acquired the site through the municipal foreclosure process and approved transfer to the Land Bank via resolution dated December 6, 2018.

#### 4. Basic Site Information:

- a) Site Name: Monticello Manor
- b) Site Address: 15 High Street, Monticello, NY 12701. Tax Parcel ID: 107.-1-11.1
- c) Current Owner: Sullivan County Land Bank Corporation acquired the property on December 2, 2019.
- 5. Status and History of Contamination at the Site:
  - *a) Contamination Status:* No additional contamination has occurred on the site since the County acquired it.
  - b) Operational History & Current Use: The property is approximately 5.6 acres and is improved with five (5) structures along with a paved access road and parking area. Structures include one (1) main structure located in the approximate center of the Subject Property, one (1) secondary structure located southeast of the main structure, and three (3) small storage structures that are situated to the north of the main structure. A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Subject Property where there is a parking area. The remainder of the Property consists of unimproved woodlands.

The Hospital was opened on June 14, 1923 with 16 private rooms and three wards. It was the first hospital to be established in Monticello and was a result of a funding campaign comprised of largely community donations led by the Hebrew Hospital Association of Sullivan County. The efforts of the Association to establish the hospital speaks to the increasing role of the Jewish community in the development of not only Monticello but Sullivan County. The nurses' home was constructed on the property in 1931 to accommodate the existing nursing staff. When a new hospital was built in 1977, Monticello Manor stopped operating as a hospital and was sold. It was then converted to an old age home where it served as this use until 2008, when it was sold to another party, Manor Ventures in 2009 who fell into bankruptcy and lost the property

- to Sullivan County through municipal foreclosure in 2018. The property has been vacant since approximately 2008 and has fallen into disrepair due to abandonment and vandalism.
- c) Environmental Concerns: Groundwater and soil contamination from the ASTs & UST and the miscellaneous containers, drums and debris found on-site. Also due to the age of the onsite structures, the historic building material hazards including Asbestos Containing material, lead based paint, mold and general indoor air quality are all considered environmental concerns.
- **d)** Contamination Cause & Extent: The Phase 1 & Phase 2 ESAs identified the following contamination concerns:
  - A spill associated with an above ground storage tank (AST) on the Subject Property that was not cleaned up according to NYSDEC standards resulting in a high potential that the reported release of petroleum has impacted site soils and potentially groundwater in the vicinity of the AST.
  - Potential groundwater contamination due to tank failures on two adjacent gas station properties less than 500 feet from the property that were not remediated according to state standards. Potential for petroleum contaminated soils and groundwater, potentially impacting the Subject Property if the contaminated media had historically migrated off site.
  - Various drums and containers located on the property, including an Underground storage tank that could not be visually assessed for leaks. Potential petroleum releases or hazardous substances from the drum and containers may have impacted the soils and groundwater in the vicinity of the substantial number of containers drum impacted soils and groundwater at the Subject Property.
  - Large quantities of miscellaneous debris located throughout the Property. Each occurrence of debris would individually be considered a de minimis condition, however, the substantial number of debris piles/de minimis conditions has been considered a REG. Unknown material included in the debris may have impacted soils and groundwater at the Subject Property.
  - Due to the unknown date of connection to municipal utilities, there is potentially a septic tank at the property which may contain discharges from the former hospital. If a septic tank exists, the potential that it may have leaked wastewater containing phenolic compounds into on site soils and groundwater exists.
  - Additional issues include the potential for asbestos-containing materials (ACM), lead-based paint, vapor intrusion, radon, wetlands, indoor air quality and mold in the historic structures that intend to be reused once the structural integrity is assessed.
- 6. Brownfield Site Definition: The Monticello Manor site meets the definition of a brownfield under CERCLA §101(39) as described in the Information on Sites Eligible for Brownfields Funding under CERCLA §104(k). This site is an eligible site under the 2017 Sullivan County Brownfield Assessment Grant and has received funding to conduct a Phase 1 and Phase 2 ESA and the County is currently working on a Reuse & Remediation Plan for the Cleanup of the site.
  - SCLBC affirms that the Monticello Manor site is not listed (or proposed for listing) on the National Priorities List; not subject to unilateral administrative orders, court orders, administrative orders on

- consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and not subject to the jurisdiction, custody, or control of the U.S. government.
- 7. Environmental Assessment Required for Cleanup Grant Applications: A Phase 2 was completed and approved by EPA as part of Sullivan County's 2017 Brownfield Assessment grant in October 2019. A Reuse and Remediation Plan scope is currently being drafted and will be submitted to EPA for approval.
- **8. Enforcement of Other Actions:** There are no ongoing or anticipated environmental enforcement or other actions related to the project site.
- **9. Sites Requiring a Property-Specific Determination:** SCLBC affirms that the project site does not need a Property-Specific Determination.
- **10.** Threshold Criteria Related to CERCLA/Petroleum Liability: While the site is co-mingled with hazardous substances and petroleum products, the predominant contaminant is hazardous substances; therefore the Reponses below correspond to this contaminant.
  - *a)* Information on Property Acquisition: SCLBC asserts that they have Bona Fide Prospective Purchaser Liability Protection because of the following:
    - (i) SCLBC acquired the property via resolution passed by the Sullivan County Legislature on December 6, 2018 to transfer the property to SCLBC for the redevelopment of the parcel. An agreement between the County of Sullivan, Village of Monticello and SCLB was executed on September 6, 2019 affirming the transfer of the property and acknowledging the distribution of net proceeds from the sale of the property to a developer. The County of Sullivan acquired the property on May 1, 2018 through the municipal tax foreclosure process.
    - (ii) SCLBC acquired the property on December 2, 2019 from the County of Sullivan.
    - (iii) SCLBC acquired the property through a Quit Claim Deed from the County of Sullivan, who obtained the property through the municipal tax foreclosure proceedings.
    - (iv) SCLBC acquired the property from the County of Sullivan, who obtained it through the municipal tax foreclosure proceedings.
    - (v) SCLBC is a quasi- governmental agency created by the County and the majority of the SCLBC Board is County staff, with the mission to address vacant, blighted and abandoned properties, of which this property is one. This is the only contractual and financial relationship with a prior owner that SCLBC has with this property.
  - b) Pre-Purchase Inquiry: SCLBC conducted all appropriate inquiries (AAI) prior to acquiring the site.
    - (i) SCLBC recently completed a new Phase 1 Environmental Site Assessment on 11/25/19. Prior to this an initial Phase 1 ESA was completed by Tectonic for the 2017 Sullivan County Brownfield Assessment Grant program in July 2018. A Phase 2 ESA was also completed by this program in October 2019.
      - Unfortunately since the property was not transferred timely from the approving resolution and the 180 days lapsed, a new Phase 1 was recently completed. A Phase 3 Reuse &

- Remediation Plan scope has been drafted and the County anticipates moving forward to complete this R&R Plan as part of the 2017 Assessment grant.
- (ii) Tectonic Engineers meets the definition of a Qualified Environmental Professional by virtue of staff's formal education and as well has having performed ASTM compliant Phase I and Phase II assessments for several decades. Tectonic performed the Phase 1 and Phase 2 ESAs for SCLBC and the County of Sullivan and is qualified to perform this work as evidenced by the declaration of their professional knowledge and qualifications in the ESAs.
- (iii) As stated above the original Phase 1 for the property was conducted in July 2018 and since the 180 days expired, a new Phase 1 ESA was conducted in order to take advantage of the bona fide prospective purchaser provision.
- c) Timing and/or Contribution toward Hazardous Substance Disposal: All disposal of hazardous substances at the site occurred prior to the SCLBC acquiring the property. Since the acquisition of the property, SCLBC affirms that we have not, at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- d) Post-Acquisition Use: To date, there have been no users of the property. The County acquired it through municipal tax foreclosure and the property was abandoned. SCLBC is in the process of securing the property to ensure there will be no users of the property until such time as a developer is identified. Also we will be continuing the completion of the Reuse & Remediation Plan through the 2017 Assessment grant.
- e) Continuing Obligations: SCLBC anticipates securing the site by boarding first floor access to the building to limit exposure to the hazardous substances in the existing structures. A resolution was passed at the SCLBC November Board meeting to approve the expense and the Executive Director will work with Tectonic to complete this work by the end of the year. There are no known continuing releases to stop. SCLBC will do its best to prevent any threatened future releases, if identified. SCLBC confirms its commitment to comply with the land use restrictions on the site and will not impede the effectiveness or integrity of the Village controls. SCLBC also confirms our commitment to assist and cooperate with those performing the cleanup and provide access to the property as needed. SCLBC will comply with all information requests and administrative subpoenas that may be issued in connection with the property and will provide all legally required notices.
- **11. Cleanup Authority & Oversight Structure:** SCLBC acknowledges that we will be required to comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.
  - a) Given that the project coordinator for the 2017 Sullivan County Brownfield Assessment Grant is also the project coordinator for the proposed cleanup site application through SCLBC, and she is already in contact with EPA Region 2, SCLBC proposes to consult with EPA Region 2 staff to have them provide review, comment and approval of the cleanup workplan and the remedial action report that is being developed and will be used if this grant is awarded. In addition, SCLBC will procure in accordance with all local, state, and federal procurement requirements to procure a Qualified Environmental Professional (QEP) to conduct the requisite consulting support and an

- environmental remediation contractor to perform cleanup activities. SCLBC will ensure compliance with the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326 and ensure that the QEP is in place prior to beginning cleanup activities.
- **b)** SCLBC does not anticipate need to access adjacent sites for clean-up purposes, but if it is needed, we will work with our project partners for community outreach and acquire the necessary access with a site access agreement, as needed.

#### 12. Community Notification

- a) Draft Analysis of Brownfield Cleanup Alternatives: See attached ABCA.
- b) Community Notification Ad: SCLBC legally noticed a public information session on November 15, 2019 as a legal notice (see attached outreach documents). A copy of the entire draft application was available for review at the meeting, as well as a copy on file with the Sullivan County Division of Planning office, where SCLBC is run out of.
- c) Public Meeting: The public meeting was held on Monday November 25<sup>th</sup> at 6PM in the Sullivan County Legislative Hearing Room. Only one person from the public attended and no comments were received, thus there are no responses to comments to address. A copy of the sign-in sheet and the presentation that was given is attached. Additionally no comments were received while the draft application was on review at the Planning Division office.
- **d)** Submission of Community Notification Documents: The following documents are attached to this application:
  - a copy of the draft ABCA
  - a copy of the Legal Notice demonstrating notification to the public and solicitation for comments on the application;
  - meeting notes or summary from the public meeting(s); and
  - meeting sign-in sheets.

The following items are not attached as there were no comments received, therefore no responses to be made:

- the comments or a summary of the comments received;
- the applicant's response to those public comments;
- 13. Statutory Cost Share: Sullivan County Land Bank Corporation (SCLBC) acknowledges the required 20% cost share for Cleanup Grant recipients. SCLBC proposes to meet the \$102,450 cost share requirement through funding already committed by the New York State Land Bank Community Revitalization Initiative (administered by Enterprise Community Partners) for conducting the cleanup activities at the Monticello Manor site, the brownfield project site in the target area.

# SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC) APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD SINGLE SITE CLEANUP GRANT

**Documentation of Tax Exempt Status** 

Date: FEB 05 2018

SULLIVAN COUNTY LAND BANK CORPORATION 100 NORTH STREET MONTICELLO, NY 12701 Employer Identification Number:

Exemption 6

DLN:

Contact Person:

DIANE M ECKARD

ID# 31394

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:

Yes

Effective Date of Exemption:

February 7, 2017

Contribution Deductibility:

Yes

Addendum Applies:

No

#### Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

RECEIVED

FEB 1 3 2018

SULLIVAN COUNTY DIVISION OF PLANNING Letter 947

#### SULLIVAN COUNTY LAND BANK

Sincerely,

stephen a. martin

Director, Exempt Organizations Rulings and Agreements

# SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC) APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD SINGLE SITE CLEANUP GRANT

**Draft Analysis of Brownfield Cleanup Alternatives (ABCA)** 



### **Analysis of Brownfields Cleanup Alternatives**

### **DRAFT**

### Monticello Manor Site Village of Monticello, Sullivan County New York

Prepared by BRS, Inc.

On behalf of

Sullivan County Land Bank 100 North Street Monticello, New York 12701

November 2019

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### ATTACHMENTS

- A. Site Location Map
- B. Summary of Public Comments and Responses



#### 1 INTRODUCTION & BACKGROUND

The subject site is located at 15 High Street in the Village of Monticello, Sullivan County, New York 12701 ("the Site"). The Site is located south of Route 17 and north of High Street on an irregularly shaped lot occupying 5.6 acres in a residential and commercial area. See Site Location Map provided as Attachment A.

Sullivan County Land Bank is committed to the cleanup of this property, which is centrally located in the Village and provides significant opportunity for reuse in the community. Identification and remediation of environmental issues is a key factor in preparation for reuse.

Brownfield Redevelopment Solutions, Inc. (BRS) has prepared this Analysis of Brownfields Cleanup Alternatives (ABCA), on behalf of the Sullivan County Land Bank ("the SCLB"), in support of the EPA grant proposal. The purpose of the ABCA is to:

- Identify reasonable brownfields cleanup alternatives considered for addressing the contamination identified at the site:
- Analyze the various factors influencing the selection of a preferred cleanup method, including effectiveness, implementability, costs, and sustainability;
- Select the preferred cleanup method, based on the analyses performed; and
- Provide community outreach and solicit public participation and comment on the remedial selection process prior to the final decision.

The SCLBwill promote and facilitate community involvement with the environmental cleanup and site redevelopment project with the activities itemized below.

- The SCLB will perform targeted outreach to notify communities of the availability of this Draft ABCA. The SCLB will publish a notice of availability of this Draft ABCA in one or more major local newspapers or equivalent with general circulation in the target community.
- The SCLB will provide an opportunity for members of the public to comment on the ABCA in a public meeting. Additional details regarding the public notification process will be presented in a *Community Relations Plan* to be prepared for the site.
- The SCLB will prepare written responses to the comments received and document any changes made to the cleanup plans and to the ABCA as a result of the comments.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected by the SCLB. The ABCA and the Decision Memo will be included with the Administrative Record. The Administrative Record repository is located at the offices of the SCLB.



The expected outcomes of the project is a remedial action completed to the extent that the 5.6-acre Site is prepared for reuse, by means of attainment of the Soil Cleanup Objectives (SCOs) for Unrestricted Use, specified by at 6 NYCRR §375-6.3.

#### 1.1 Site Description and Previous Uses

The Site is on a 5.6-acre parcel of land identified by Tax Map Number 107.-1-11.1, located at 15 High Street in the Village of Monticello in Sullivan County, NY. The Site improved with five (5) structures along with a paved access road and parking area. Structures include one (1) main three-story structure located in the approximate center of the Site built circa 1920s, one (1) secondary three-story structure located southeast of the main structure built around 1931, and three (3) small storage structures that are situated to the north of the main structure. The paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Site where there is a parking area. The remainder of the Site consists of unimproved woodlands.

The Site is currently owned by the SCLB who obtained ownership on December 2, 2019 from the County, after the bankruptcy of the most recent property owner, and after the County obtained it through the municipal tax foreclosure process. The Site has been reportedly unoccupied since 2008, however previous use includes operation as an assisted living facility for adults and prior to that a hospital. Installed during the prior use of the site is one (1) Underground Storage Tank (UST) and three (3) Above Ground Storage Tanks (AST). Since the site has been unoccupied the state of the buildings and other structures have significantly deteriorated and the Site has been subject to dumping of debris and various suspect containers.

#### 1.2 Surrounding Land Use

The Site is bordered to the north, east and south by commercial land uses, and to the west by residential structures and the Village of Monticello water towers. Further to the east of the site consists of commercial developments along the Route 42 corridor.

#### 1.3 Project Goal (Reuse Plan)

The goal of the project is to remove contaminated soil hot spots from the property and to install clean fill material, abate asbestos containing materials and lead based paint, and remove and dispose of aboveground and underground storage tanks, as well as other debris and suspect containers which are prohibiting reuse of the Site.

### 1.4 Summary of Environmental Conditions

A Phase I Environmental Site Assessment (ESA) Report prepared by Tectonic, dated October 24, 2018, identified eight (8) Recognized Environmental Conditions (RECs). A Phase II ESA was subsequently performed by Tectonic, utilizing EPA Brownfield Hazardous Substance Grant funds which were administered by the Sullivan County Division of Planning and Community Development (DPCD), and the report was prepared October 7, 2019. To date, soils at the site are known to be impacted with volatile organic



compounds, semi-volatile organic compounds, and metals above the respective Part 375/CP-51 SCOs/SSSCOs unrestricted use criteria. Impacted soils are present across the site at depths ranging from surface grade to five (5) feet below surface grade, due to the shallow nature of the bedrock and boring refusal ranging from 8" to 5' below surface grade.

Other remediation activities will include removal and closure of one (1) underground storage tank (UST), removal of five (5) above ground storage tanks (AST), removal and disposal of miscellaneous debris and various suspect containers including two (2) 55-gallon drums, abatement of asbestos containing material and lead based paint. Additional limited, targeted investigation activities will be conducted prior to implementing the remediation in order to refine the extent of contamination, as may be required.

The proposed cleanup activities for which EPA funding will be used include: excavation of soil, abatement of asbestos containing material and lead based paint, and removal of aboveground and underground storage tanks. Additional tasks associated with the cleanup for which EPA funding is requested include: cooperative agreement oversight, public engagement, remediation oversight, and compliance with State of New York and NYSDEC regulations for site remediation as codified at 6 NYCRR § 375 et. seq.

#### 1.5 Physical Setting

The Site is located at approximate elevation 1,560 feet Above Mean Sea Level (AMSL) in a rural area. The property is not located within the 100-year floodplain and does not contain designated wetlands or surface water bodies. The site and surrounding area slopes to the southeast towards and unnamed water body located approximately 1,200 feet southeast of the Site.

The geology underlying the Site consists of late Devonian aged sedimentary deposits consisting of shales, sandstone and conglomerates. The Site is located in an area containing the Upper Walton Formation. Bedrock is generally shallow below the soil surface, however it is exposed in some locations.

Based on a review of public water supply wells there is one (1) Federal FRDS Public Water Supply System and eight (8) state water supply wells located within one (1) mile of the property.

#### 1.6 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathways must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance ("exposure point"); and



• An "exposure route", such as dermal contact, ingestion, etc.

Preliminary evaluation indicates the following potentially completed exposure pathways related to the site in its current condition (i.e., pre-remediation):

- 1. **Direct contact with Soil**. Soil might be handled, inhaled or ingested by occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which includes excavation and offsite disposal of certain contaminated soils. Residual risk related to this pathway will be eliminated with engineering and institutional controls.
- 2. **Direct contact with surface water**. There is no surface water at the Site.
- 3. **Direct Contact with, or Ingestion of, Groundwater.** There are no current or anticipated future uses of onsite groundwater.

#### 2 APPLICABLE LAWS AND CLEANUP STANDARDS

The remediation will be performed as a voluntary cleanup, and not under the order of, or direct oversight of, NYSDEC or other regulatory agencies. However, the applicable statutes, regulations and guidance of the State of New York and NYSDEC will be referenced to provide the Standards, Criteria and Guidance (SCGs) for the project. NYSDEC regulations for site remediation are codified at 6 NYCRR § 375 et. seq. The cleanup will attain the SCOs for Unrestricted Use, specified by at 6 NYCRR §375-6.3.

The SCLB will also reference NYSDEC's "DER-10 / Technical Guidance for Site Investigation and Remediation" for guidance in planning and implementing the remedial actions.

The effective implementation of the NYSDEC regulations will be managed by a qualified environmental professional, to be retained by the SCLB.

For any soil disturbing activities a Community Air Monitoring Plan (CAMP) will be developed in accordance with New York State Department of Health (NYSDOH).

#### 3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies various reasonable remediation alternatives that were considered in response to the environmental contamination issues at the site. The following potential remedial alternatives were considered:

Alternative No. 1) Removal of contaminated soil hot-spots,

Alternative No. 2) Removal of soil and enactment of engineering and institutional controls, and

Alternative No. 3) No action.

The following evaluation criteria were considered in comparing the remedial alternatives.



- A. Effectiveness in providing compliance with NYSDEC regulations and increased protectiveness to public health and the environment;
- B. Implementability of the considered alternative;
- C. Cost of the considered alternative; and
- D. Sustainability and Resilience considerations.

#### 3.1 Alternative No. 1 - Removal of Contaminated Soil Hot-Spots

Under this alternative, the remedial action will include removal of contaminated soil hotspots, followed by backfill with clean material. This remedy will prevent exposure to site contaminants. Further details of the remediation plan would include:

- Underground and aboveground storage tanks shall be closed in accordance with NYSDEC Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10), 6 NYCRR Part 375 Environmental Remediation Programs and/or 6 NYCCR Part 613, as applicable.
- Site clearing including removal of debris and suspect containers.
- Excavation and off-site disposal of an estimated 400 tons of contaminated soil from within the developed portion of the Site. The task will also include post-excavation sampling and analysis, and the emplacement of over 400 tons of clean backfill. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility.
- Abatement of asbestos containing materials and lead based paint in the existing buildings.

#### 3.1.1 Effectiveness

The removal of soil and placement of clean material within the developed portion of the Site would effectively achieve project remediation goals by:

- Removing the most highly contaminated soil from the site;
- Abating asbestos containing materials and lead based paint;
- Removal and closure of aboveground and underground storage tanks;
- Achieving technical and administrative compliance with the NYSDEC site remediation regulations;

#### 3.1.2 Sustainability and Resilience

This criterion evaluates the degree to which the remedial alternative may reduce greenhouse gas discharges, reduce energy use, employ alternative energy sources, reduce volume of wastewater to be disposed, reduce volume of materials to be taken to a landfill, and/or allow for the reuse or recycling of materials during cleanup is considered, where applicable.



This alternative limits excavation and truck transportation of contaminated media to areas with the highest contamination, thereby reducing the fossil fuel energy use, and associated greenhouse gas discharges associated with that task.

#### 3.1.3 Implementability

Soil excavation and clean fill placement is easily and rapidly implementable because it involves relatively simple technology and equipment. This type of remedy is a widely used and readily accepted alternative for remediating contaminated soils. The SCLB and/or its consultant will retain a contractor that is licensed, qualified, and OSHA-certified to perform work on hazardous materials sites.

#### 3.1.4 Operation and Maintenance

This approach, upon successful implementation, would allow for unrestricted use of the developed portions of the Site. No ongoing operation and maintenance of remedial systems would be required.

#### 3.1.5 Institutional Controls

No institutional controls are required with this remedy.

#### 3.1.6 Cost

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

- 1) Retain environmental engineering firm and conduct review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;
- 3) Prepare project specifications and bid documents;
- 4) Conduct procurement process;
- 5) Design and install excavation shoring, as may be required;
- 6) Excavation and disposal of 400 TONS of contaminated soil;
- 7) Procurement and testing of clean fill materials;
- 8) Removal of aboveground and underground storage tanks;
- 9) Site restoration, including vegetative cover;
- 10) Abatement of asbestos containing materials and lead based paint;
- 11) Compliance with Davis Bacon Act;
- 12) Prepare Remedial Action Report and other regulatory reporting requirements;
- 13) Prepare Quality Assurance, and Health and Safety deliverables



The estimated cost for this cleanup alternative is \$602,450. The USEPA cleanup grant contribution would be \$500,000. The SCLB cost share would provide the remaining moneys from other funding sources. The SCLB has applied for and received a commitment to cover the requisite cost share from the New York State Land Bank Community Revitalization Initiative (Land Bank CRI) for building stabilization at the Monticello Manor site.

## 3.2 Alternative No. 2 - Removal of Soil and Enactment of Engineering and Institutional Controls

Under this alternative, the remedial action will consist of removal of soils and placement of an engineered cap as an engineering control, and a deed notice as an institutional control. Soils will be removed to an estimated depth of 1-foot in the developed portion of the site, which is not currently capped with structures or roadway, and replaced with 12" of clean fill material in order to maintain existing grade. This combination of remedies will prevent exposure to residual site contaminants. Work will be performed by a qualified remediation contractor procured in accordance with all applicable local, state, and federal requirements.

Further details of the remediation plan would include:

- Underground and aboveground storage tanks shall be closed in accordance with NYSDEC Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10), 6 NYCRR Part 375 Environmental Remediation Programs and/or 6 NYCCR Part 613, as applicable.
- Site clearing including removal of debris and suspect containers.
- Excavation and off-site disposal of an estimated 4,100 tons of contaminated soil from within the developed portion of the Site. The task will also include placement of a cap consisting of over 4,100 tons of clean backfill. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility.
- Abatement of asbestos containing materials and lead based paint in the existing buildings.

#### 3.2.1 Effectiveness

This alternative would be immediately effective by creating a barrier to the potential continuing contaminant sources associated with the presence of contaminated material from the Site. The Institutional and Engineering Controls approach does not physically remove all site soil contaminants. However, this alternative would effectively achieve project remediation goals by:

• Achieving technical and administrative compliance with the NYSDEC site remediation regulations;



- Disruption of the pathway of contaminated soils to the outside environment. Although the contamination still exists, the soil cap will significantly reduce the potential of human exposure.
- Provide notice of site environmental conditions to future site owners, occupants, and the general public by means of the Deed Notice.

#### 3.2.2 Sustainability and Resilience

This alternative compares unfavorably to Alternative 1 (described in Section 3.1) with regard to sustainability metrics. The approach would result in increased energy use, greenhouse gas emissions, and landfill disposal volume. It is expect to compare favorably to Alternatives 1 and 3 in resilience metrics, such as the continuing protectiveness of the remedy in light of reasonably foreseeable changing climate conditions.

#### 3.2.3 Implementability

This alternative is feasible and implementable. This approach will involve the work elements described in Section 3.1, plus additional volumes of excavated soil and clean backfill. The deed notice prepared in accordance with NYSDEC guidance and template, are relatively routine administrative submissions.

#### 3.2.4 Operation and Maintenance

Operation and Maintenance on the installed soil cap should include the following:

- Routine inspections
- Vegetation maintenance (grass mowing and weed control)
- Written O&M Plan that includes a discussion including but, not limited to; soil cover maintenance, reporting, maintenance agreement, a utility plan should future utilities or building be proposed at the Site, and fence maintenance (if applicable).

#### 3.2.5 Institutional Controls

This alternative will require the following Institutional Controls:

- A Deed Notice is required should any contaminant concentrations remain above the respective Part 375/CP-51 SCOs/SSSCOs unrestricted use criteria. A Deed Notice is required to document the extent of contamination and the engineering controls.
- All required NYSDEC permits, reporting, and inspection requirements.

#### 3.2.6 Cost

The costs for completing remediation under this approach were estimated using the following elements and assumptions:



- 1) Retain environmental engineering firm and conduct review of previous reporting;
- 2) Project and Grant Management tasks, including public notification;
- 3) Prepare project specifications and bid documents;
- 4) Conduct procurement process;
- 5) Design and install excavation shoring, as may be required;
- 6) Excavation and disposal of 4,100 TONS of contaminated soil;
- 7) Procurement and testing of clean fill materials;
- 8) Removal of aboveground and underground storage tanks;
- 9) Site restoration, including vegetative cover;
- 10) Abatement of asbestos containing materials and lead based paint;
- 11) Compliance with Davis Bacon Act;
- 12) Prepare Deed Notice;
- 13) Prepare Remedial Action Report and other regulatory reporting requirements;
- 14) Prepare Quality Assurance, and Health and Safety deliverables

The estimated cost for this cleanup alternative is \$1,252,470.

#### 3.3 Alternative No. 3 - No Action

If no environmental cleanup remedy were performed at this Site:

- The site would remain out of compliance with NYSDEC's regulations; and
- The potential for exposure to contaminated soil by human and ecological receptors would remain.

#### 3.3.1 Effectiveness

The "no action" alternative is not effective in that it does not provide for compliance with NYSDEC regulations and it fails to provide for the beneficial reuse of the Site.

#### 3.3.2 Sustainability and Resilience

The "no action" approach would not meet project remediation goals because the contamination would remain in place, untreated, and without a barrier. As such, the "no action" approach would present a continuing risk to the public. Based on this, evaluation of the approach with regards to other sustainability criteria is not relevant.

#### 3.3.3 Implementability

The "no action" alternative is technically feasible, although the presence of untreated soil and storage tanks would not be in compliance with NYSDEC regulations.



#### 3.3.4 Operation and Maintenance

Because there is no remedy implemented, there would also be no operation and maintenance requirements at the Site.

#### 3.3.5 Institutional Controls

Because there is no remedy implemented, there would be not institutional controls at the Site.

#### 3.3.6 Cost

There are no costs associated with this remedial alternative.

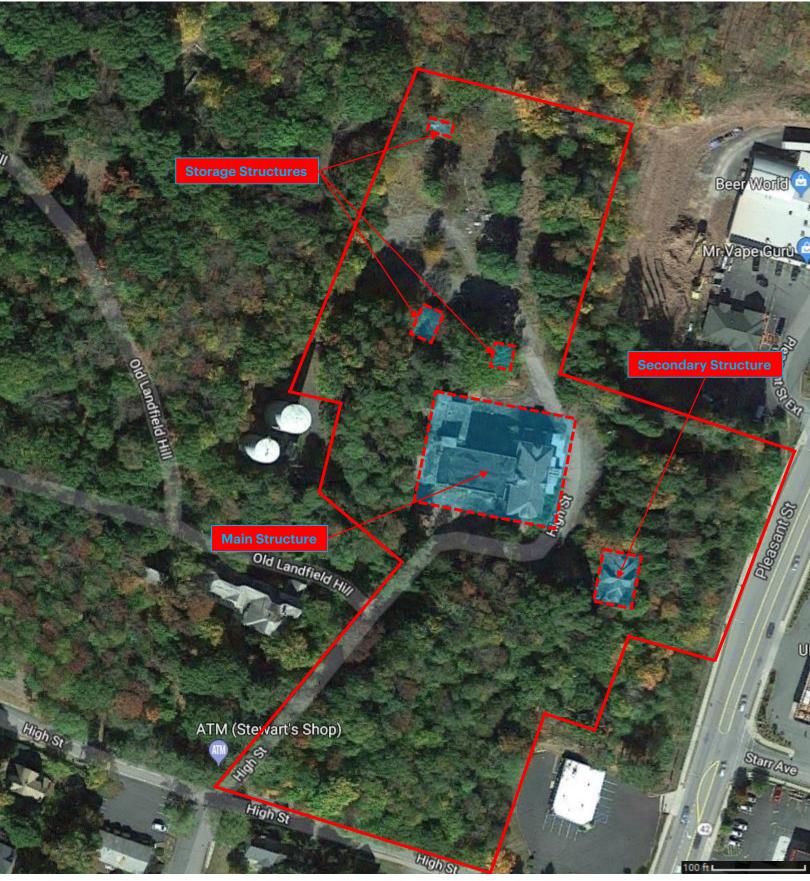
#### 3.4 Preferred Alternative

The preferred alternative is Alternative No. 1 – "Removal of Contaminated Soil Hot-Spots". Soil excavation is a proven method, easily and quickly implementable, environmentally effective, and cost-effective. Excavation equipment is readily available. Soil excavation and emplacement of clean fill material is accepted by the NYSDEC as a remedy for soil contamination. This remedy can be readily completed within the timeframe of the USEPA Brownfields Grant.



# Attachment A Site Location Map

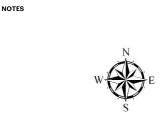






Approximate Site Boundaries

Approximate Location of Structures



Source	Google Maps			
Client	Sullivan County			
Location	Monticello Man	Monticello Manor, 15 High Street, Monticello, NY 12701		
Title	Figure 2: Appro	ximate Location o	f Structures at Sul	ject Property
mountainvillo, n		www.tectonicenaineerina	.com	(043) 304 3333 1 6
70 Pleasant Hill Road Mountainville, NY 10953			(845	<ol> <li>534-5959 Telephone</li> <li>(845) 534-5999 Fa</li> </ol>
	SCOME SET -	Construction Managemen		
recto	onic'	Surveying		
Tectonic <sup>7</sup>		Engineering		
		Planning		

# ATTACHMENT B Summary of Public Comments and Responses



### **Summary of Public Comments & Responses**

### No Public Comments Received

A public information session was held on November 25<sup>th</sup> at the Sullivan County Government Center. Only one person was in attendance, from one of our partner agencies, Sullivan Renaissance. No comments were received at the meeting. Also, no comments were received by the public while the documents were available for review at the Sullivan County Division of Planning office.

### SULLIVAN COUNTY LAND BANK CORPORATION (SCLBC) APPLICATION FOR 2020 U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD SINGLE SITE CLEANUP GRANT

### **Community Notification Documents**

- 1. Legal Notice
- 2. Affidavit of Filing of Legal Notice
- 3. Screenshot of Legal notice
- 4. Social Media engagement
- 5. Summary of Public Comment
- 6. Sign-In Sheet from Public meeting
- 7. Presentation from Public Meeting
- 8. Local media press on meeting



100 North Street Monticello, NY 12701 (845)807-0541

info@sullivancountylandbank.org www.sullivancountylandbank.org

**BOARD OF DIRECTORS** 

Freda Eisenberg, Chair
Jacquie Leventoff, Vice-Chair
George Nikolados, Treasurer
Terri Ward, Secretary
Nancy Buck
Vicky Ferguson
Sims Foster
Josh Potosek
Bruce Reynolds
Alan Sorensen
Ira Steingart

EXECUTIVE DIRECTOR Jill M. Weyer

### MISSION STATEMENT

Our mission is to strategically acquire tax delinquent, foreclosed, vacant and abandoned properties; eliminate barriers to their redevelopment; and sell the rehabilitated properties to new, responsible owners in a transparent manner that results in outcomes consistent with County and local land use goals and priorities. Initial work will focus on the Villages of Monticello and Liberty, where the need is greatest.

New York Public Authority 501(c)3 Not-For-Profit Organization TO: All Media Outlets

FROM: Jill M. Weyer, Executive Director

DATE: November 15, 2019

RE: Special Community Meeting – Monday November 25<sup>th</sup> at 6PM

The Sullivan County Land Bank will be holding a public meeting on Monday, November 25<sup>th</sup> at 6PM in the SC Legislative Hearing Room.

The purpose of the meeting is to discuss an application to the EPA Brownfield Cleanup Grant program for the Monticello Manor project and to address any public comments prior to the submittal of the grant application. A draft copy of the application, including an Analysis of Brownfield Cleanup Alternatives will be available for review at the meeting. Copies will also be available for review at the Sullivan County Division of Planning office located at 100 North Street in Monticello NY during normal business hours 9AM – 5PM. Comments may be made at the public hearing or sent by email to <a href="mailto:info@sullivancountylandbank.org">info@sullivancountylandbank.org</a> prior to November 27, 2019.

### Sullivan County Democrat 5 Lower Main St., PO Box 308 Callicoon, NY 12723-0308 845-887-5200 Fax: 845-887-5386

### Affidavit of Publication

State of New York

SS:

County of Sullivan

Legal Notice Ad

I, Fred W. Stabbert, III, being duly sworn, Depose and say: That I am the Publisher of Sullivan County Democrat, a twice weekly newspaper of general circulation published in Callicoon, County of Sullivan, State of New York; and that a notice, of which the annexed is a printed copy, was duly published in Sullivan County Democrat 11/15/19

Fred W. Stabbert, III

Sworn to before me this 15th day of November, 2019

Susan M. Owens

Notary Public, State of New York No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2023

LEGAL NOTICE
Special Community
Meeting - Monday,
November 25, 2019 at
6PM - of the Sullivan
County Land Bank
Corporation
NOTICE

The Sullivan County Land Bank will be holding a public meeting on Monday, November 25th at 6PM in the Sullivan County Legislative Hearing Room.

The purpose of the meeting is to discuss an application to the Brownfield Cleanup Grant pro-gram for the Monticel-lo Manor project and to address any public comments prior to the submittal of the grant application. A draft copy of the application, including an Analysis of Brownfield Cleanup Alternatives will be available for review at the meeting. Copies will also be available for review at the Sullivan County the Sullivan County Division of Planning office located at 100 North Street in Monti-cello NY during nor-mal business hours 9AM - 5PM. Com-ments may be made at the public hearing at the public hearing or sent by email to info@sullivancountylandbank.org prior to November 27, 2019. November DATED: Jill M. Weyer **Executive Director** 78206

**LEGAL NOTICES** 

NEW YORK COUNTY OF SULLIVAN

SECURITIES, SERIES 2015-3,

PATRICIA SUZEL A/K/A PATTI SUZEL, AS HEIR AND DISTRIBUTEE OF THE ESTATE

Plaintiff,

**5B** 

dated

THE

ESTATE OF WILLIAM

GIVEN pursuant to a

Final Judgment of

H. DEVINE; ET. AL. NOTICE OF SALE NOTICE IS HEREBY

**LEGAL NOTICES** 

### **LEGAL NOTICES**

SUPREME COURT OF THE STATE OF

INDEX NO. 2019-1001

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR TOWD POINT MORTGAGE TRUST ASSET-BACKED Plaintiff designates SUL-LIVAN as the place of trial situs of the real property

SUPPLEMENTAL SUM-

Mortgaged Premises: 167 ROCK HILL DRIVE ROCK HILL, NY 12775

OF THOMAS D. WEIGAND; CARRIE WIN-TERS, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF THOMAS D. WEIGAND,

District: Section
Block: 1 Lot: 17 District: Section: 32

UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF THOMAS D. WEIGAND any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such

unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns all of whom and whose names, except as stated, are unknown to plaintiff; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA – INTERNAL REVENUE SERVICE;

fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, Defendants.

"JOHN DOE #1" through "JOHN DOE #12," the last twelve names being

To the above named Defendants YOU ARE HEREBY SUMMONED to answer the complaint in

this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance on the Plaintiff's Attorney within 20 days after the service of this summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York) in the event the United States of America is made a party defendant, the time to answer for the said United States of America shall not expire until (60) days after service of the Summons; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT

THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$49,500.00 and interest, recorded on October 5, 1989, at Liber 1431 Page 224, of the Public Records of SULLIVAN County, New York, covering premises known as 167 ROCK HILL DRIVE ROCK HILL, NY 12775. The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.

SULLÍVAN County is designated as the place of trial because the real property affected by this action is located in said

NOTICE
YOU ARE IN DANGER OF LOSING YOUR HOME
If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose

Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect

Sending a payment to the mortgage company will not stop the foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. RAS BORISKIN, LLC

their name appears on

Date: November 12th,

Beverly Kavleski

Secretary/Treasurer 78288

**LEGAL NOTICE**Notice of Formation of

a Limited Liability Company (LLC). The name of the LLC is: 36

40 Spring LLC. Arti-

cles of Organization

were filed with the

Secretary of State of

the ballot.

2019

Attorney for Plaintiff Richard Mayer, ESQ. 900 Merchants Concourse, Suite 310 Westbury, NY 11590 516-280-7675

78011

LEGAL NOTICE Notice of Formation of a Professional Service Limited Liability Company (PLLC). The name of the PLLC is: Kathleen A. Christie, LCSW LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on: March 28, 2019. The County in which the Office is to be located: Sullivan. The SSNY is designated as agent of the PLLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the PLLC is: 2174 State Route 17 B Bethel, NY 12720.

Swan Lake Fire District Snow plowing, sand-ing and salting Need-ed

Lake Fire District, Box 269, Swan Lake, NY 12783

78289

LEGAL NOTICE SWAN LAKE

### **FIRE DISTRICT NOTICE OF** ANNUAL ELECTION NOTICE IS HERBY GIVEN that the Annual Election of the

SWAN LAKE FIRE DISTRICT will take place on December 10, 2019 between the hours of 6:00 pm and 9:00 pm\_at the Swan Lake Fire House located at Main St, Swan Lake. NY For the purpose of Electing:
One Commissioner

for a five (5) year term, January 1, 2020 Ending Dece December 31st, ž024.

All voters registered with the Sullivan County Board of Elections on or before November 18th, 2019

and residing within the Swan Lake Fire Dis-trict shall be able to vote. Candidates should file their names with the Secretary of the Swan Lake Fire District at Box 269, Swan Lake,

NY 12783, no later

than November 20, 2019 in order to insure

New York (SSNY) office on: 6/12/19. The County in which the Office is to be located: Sullivan. The SSNY is designated as agent of the LLC upon whom process against it may Purpose: any lawful activity. 78303 be served. The address to which the SSNY shall mail a

Include raters perplowing Send Quotes to Swan

Beverly Kavleski Secretary/Treasurer

### copy of any process against the LLC is: 199 Lee Ave, Suite **LEGAL NOTICE** #722, Brooklyn, NY 11211. Purpose: any lawful activity. 78276 LEGAL NOTICE SULLIVAN COUNTY COMMUNITY COLLEGE Sealed proposals for the following will be received by the Coor-dinator of Purchasing

in the Office of the Purchasing Depart-ment at Sullivan ment at Sullivan County Community College, 112 College Road, Loch Sheldrake, 12759 New York 12759 (845) 434-5750, extension 4267 until Friday, 4 p.m. on Nov 22, 2019. RFP: CHARTER BUS FOR ATHLETIC TEAMS.11.06.19 Information regarding

**SERVICES** this proposal may be obtained from the Faculty Student Association at the above address or online at: http://www.sunysulli-

van.edu/purchasing/. All proposals are subject to terms and conditions therein set Stephen Samuel Coordinator of Purchasing. 78239

LEGAL NOTICE **Viceting** November 25, 2019 at 6PM - of the Sullivan

County Land Bank

Land Bank will be holding a public meeting on Monday,
November 25th at
6PM in the Sullivan Hearing Room. The purpose of the meeting is to discuss an application to the EPA Brownfield Cleanup Grant program for the Monticel-lo Manor project and to address any public comments prior to the submittal of the grant application. A draft copy of the application, including an Analysis of Brownfield Cleanup Alternatives will be available for review at the meeting. Copies will also be available for review at the Sullivan County Division of Planning office located at 100 North Street in Monticello NY during normal business hours 9AM - 5PM. Comments may be made at the public hearing or sent by email to info@sullivancounty-

landbank.org prior to November 27, 2019.

DATED: November

Executive Director

Jill M. Wever

The Sullivan County

**LEGAL NOTICE** BEAVERKILL VALLEY **FIRE DISTRICT** ANNUAL ELECTION NOTICE IS HEREBY GIVEN that the Annual Election of the Beaverkill Valley Fire District will be held at the Lew Beach Fire House, Tuesday December 10, 2019 between the hours of 6PM and 8PM. Purpose of such election is to elect one Commissioner for a term of five (5) years commencing January 1, 2020 and ending December 31, 2024. All duly registered voters of the Beaverkill Valley Fire District shall be eligible to vote. Candidates for District

Office shall file their names with the Secretary no later than November 25, 2019. By Order Of the Board of Fire Commissioners of the Beaverkill Valley Fire District Carolann Backman Secretary/Treasurer Beaverkill Valley Fire

District

**LEGAL NOTICES** 

**LEGAL NOTICES LEGAL NOTICES** 

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF INDEX # 2013-2843 FILED: 10/15/2019 SUPPLEMENTAL SUMMONS WITH NOTICE MORTGAGED PREMISES: 30 Franklin Avenue, Monticello, NY 12701, SBL #: 120-6-20. Plaintiff designates SULLIVAN County as the place

of trial based on the location of the mortgaged premises in this action. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, against NANCY BUCK, CHIEF FISCAL OFFICER AS ADMINISTRATOR FOR THE ESTATE OF ANN DUNN, GLORIA BRCK-HOUSE, AS HEIR AT LAW AND NEXT OF KIN OF ANN DUNN if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widow, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff, ET AL., Defendants. TO THE ABOVE-NAMED DEFENDANTS: YOU ARE HEREBY SUM-MONED to answer the Complaint in this action and to serve a copy of

your answer, or, if the Complaint is not served with this Summons, to serve a notice of appearance on the Plaintiff's Attorney within twenty (20) days after the service of this Summons, exclusive of the day of service (or within thirty (30) days after the service is complete if this Summons is not personally delivered to you within the State of New York) in the event the United States of America is made a party defendant, the time to answer for the said United States of America shall not expire until sixty (60) days after service of the Summons; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME. If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. This action was commenced for foreclose a mortgage against real property located at: 30 Franklin Avenue, Monticello, NY 12701 in Sullivan County also known as Parcel ID No.: Section: 120 Block: 6 Lot: 20. You are named as a defendant herein because you may have an interest in said property. McCabe, Weisberg & Conway, LLC, /s/\_\_\_\_\_\_ Caren Bailey, Esq. Attorneys for Plaintiff, 1 Huntington Quadrangle Ste. 3C20, Melville, NY 11747. 631-812-4084. 855-845-2584 facsimile. Dated: October 1, 2019. File # 548-0151.

default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further

Sending a payment to your mortgage company will not stop this foreclo-

information on how to answer the summons and protect your property.

requires that we send you this notice about the foreclosure process. Please read it carefully SUMMONS AND COMPLAINT You are in danger of losing your home. If

you fail to respond to the Summons and Complaint in this foreclosure

action, you may lose your home. Please read the Summons and Complaint carefully. You should immediately contact an attorney or your

HELP FOR HOMEOWNERS IN FORECLOSURE New York State

local legal aid office to obtain advice on how to protect yourself. SOURCES OF INFORMATION AND ASSISTANCE The State encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies, and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by New York State Department of Financial

WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. You have the right to stay in your home during the foreclosure process. You are not required to leave your home unless and until your property is sold at auction pursuant to a judgment of foreclosure and sale. Regardless of whether you choose to remain in your home, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPER. TY and pay your taxes in accordance with state and local law.

Services' at 1-800-269-0990 or visit the Department's website at

you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services.

d/b/a THE DALE

SUPREME

LEGAL NOTICE

NOTICE OF SALE

COUNTY OF Sullivan,

1900 Capital Trust II,

by U.S. Bank trust

national association.

not in its individual

capacity but solely as

certificate trustee, Plaintiff, vs. Matthew

Benjamin a/k/a Matthew D. Benjamin, ET AL., Defendant(s).

Pursuant to an Order

Confirming Referee Report and Judgment

Sale duly filed on September 30, 2019, I, the

undersigned Referee

will sell at public auction at the Sullivan

County Courthouse,

414 Broadway, Monti-cello, NY on Decem-

ber 12, 2019 at 10:00

a.m., premises known as 631 Pine Kill a/k/a

brookville, NY. All that

certain plot, piece or parcel of land, with the

buildings and improvements thereon

Pincus Law Group

425

Pinekill,

Foreclosure and

COURT

FORECLOSURE RESCUE SCAMS Be careful of people who approach

845/439-4272. 78205

LEGAL NOTICE THE SULLIVAN COUNTY COMMUNI-COLLEGE BOARD WILL TRUSTEES HOLD THEIR REGU-LARLY SCHEDULED THURSDAY, NOVEM-BER 21ST, AT 3:30PM IN THE FARROW FAMILY FOUNDA TION BOARD AND CONFERENCE ROOM. 78100

**LEGAL NOTICE** TOWN OF ROCKLAND ZONING BOARD OF APPEALS

Perry Kuehn, Chair-man Pro Tem NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town of Rockland Zoning Board of Appeals on the Sign Variance application for The Livingston Manor Fire District, 93 Main St. Livingston Manor, NY (SBL: 48.-2-21). Newly erected LED sign nonconforming with Section 185-30.2, D, 3. SAID HEARING will be held on November 25, 2019 in Town Hall, 95 Main Street, Livingston Manor, NY at 7:30pm, at which time all interested parties, in person or by agent, will be heard. Written comments may be filed with the ZBA at P.O. Box 964, Livingston Manor, NY

12758 or at the time of such hearing. A Meet-ing of the ZBA will convene at the close of the Hearing, on said or a reconvened date, to address any mat-ters that may duly come before it. DATED: October 28, Rose Mary Hankins, 78098 Sec.

whom process against it may be served and

erected, situate, lying and being in the Town of Mamakating, Coun-**LEGAL NOTICE** 

ty of Sullivan and State of New York, Section 70, Block 1 and Lot 9. Approximate amount of judgment is \$149,298.25 Notice of Formation of Ridge Basement and interest and costs. Premises will Drainage Solutions LLC. Arts. of Org. filed with NY Dept. of State be sold subject to provisions of filed Judgment Index # 2279-2017. on 10/07/16. Office location: Ulster. Sec. of State designated agent of LLC upon Newberg, Marvin Esq., Referee

PLLC,

shall mail process to: 18 Basel Road, Pine Plaza, Uniondale, New York 11556, Attorneys for Plaintiff Bush, NY 12566. Purpose: any lawful pur-77937 pose. 78075

**LEGAL NOTICE** LEGAL NOTICE NOTICE is hereby Notice of Formation of Spinning Plates LLC given that a license, Arts. of Org. filed with number "Pending" for Beer, Wine & Liquor NY Dept. of State on 10/30/2019. Office location: Town of Rockland. Sec. of State designated has been applied for by the undersigned to sell Beer, Wine & Liquor at retail in a agent of LLC upon Restaurant under the Alcoholic Beverage whom process against it may be served and Control Law at 4 POST HILL ROAD UNIT 1A MOUNTAIN shall mail process to: 67 Main Street, Liv-ingston Manor, NY. Purpose: any lawful purpose. 77883 DALE NY 12763 for On Premises Consumption. SUN & DALE, LLC

LEGAL NOTICE STATE OF NEW YORK SUPREME COURT: COUNTY OF SULLIVAN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS

TRUSTEE FOR MOR-GAN STANLEY ABS
CAPITAL I INC.
TRUST 2006-NC4,
MORTGAGE PASSTHROUGH CERTIFICATES, SERIES
2006 NC4 Plaintiff 2006-NC4, Plaintiff, vs. EDWARD J. STEW-ART, et al., Defendants NOTICE THAT

NOTICE OF SALE IN FORECLOSURE PLEASE TAKE In pursuance of a Judgment of Foreclosure and Sale entered in the office of the County Clerk of Sullivan County on March 20, 2018, I, Frances S. Clemente, Esq., the Referee named in said Judgment, will RESOLVED; sell in one parcel at SECTION I. The Board of Trustees public auction on December 13, 2019 at the Lobby of the Sullidesignated the followvan County Court-house, Monticello, ing office as vacant at

house, Monticello, County of Sullivan, the end of the current official year to be filled State of New York, at 10:30 A.M., the premises described as folat the Village Election to be held on March 18th, 2020 for the following: 4 Madeline Ln TWO Monticello, NY 12701 SBL No.: 115.-10-2 ALL THAT TRACT OR PARCEL OF LAND FOR TWO YEARS Colleen Freitas, Clerk Board of Trustees

situate in the Village of

Monticello, Town of Thompson, County of

Sullivan and State of

The premises are sold

subject to the provi-

New York.

77735 **LEGAL NOTICE** NOTICE OF SALE SUPREME COURT

**SULLIVAN COUNTY** 

TRUSTEES

LEGAL NOTICES

sions of the filed judg-ment, Index No. 2016-36 in the amount of \$126,945.54 plus interest and costs. Richard Turner, Esq. Woods Oviatt Gilman LLP Plaintiff's Attorney

500 Bausch & Lomb Place Rochester, New York

Tel.: 855-227-5072. 77865

LEGAL NOTICE NOTICE OF FORMATION OF NEW YORK LIMITED LIABILITY **COMPANY** The name of the Limit-ed Liability Company

(the "Company") is SOS Capital Group LLC; the date of filing of the Articles of Organization with the New York Department of State was October 25, 2019; the County in New York in which the office of the Company is located is Sullivan County, New York; the street address of the Com-pany is 924 McDonald Avenue, Brooklyn, New York 11218; the Secretary of State has been designated as agent of the Company upon whom process may be served and the Secretary of State shall mail a copy of any process against the Company served upon him to counsel Company, the Kalter, Kaplan, Zeiger & Forman, 6166 State Route 42, P.O. Box 30, Woodbourne, New York 12788; the duration of the Company is perpetual; the business purpose of the Company is to engage in any and all business activities permitted under the laws of the State of New York. 77790

LEGAL NOTICE NOTICE OF SALE SUPREME COURT COUNTY OF SULLI-VAN THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUC-CESSOR TO JPMOR-GAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME LOAN **EQUITY** TRUST 2005-B, Plaintiff AGAINST ARNOLD GOLDEN-BERG, ET AL., Defen-

dant(s) Pursuant to a

Judgment of Foreclo-sure and Sale duly dated September 13, 2019 I, the under-signed Referee will sell at public auction at the lobby of the Lawrence H. Cooke, Lawrence H. Sullivan County Courthouse, 414 Broadway, Monticello, in the County of Sullivan, State of New York, on December 09, 2019 at 10:30AM, premises known as 92 KREIGER BOULE-UNIT WOODRIDGE, NY 12789. All that certain plot piece or parcel of land, with the build-ings and improvements erected, situate, lying and being in the Town of Fallsburg, Village of Woodridge, County of Sullivan and State of New York, SECTION BLOCK 5, LOT 1.2. Approximate amount \$681,895.72 \$681,895.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment for Index# 2016-866. EVELYN D. JOSE-DECKER, ESQ., Referee Gross Polowy, LLC Attorney for LLC Attorney for Plaintiff 1775 Wehrle Drive, Suite Williamsville, NY 14221 66282. 77769

**LEGAL NOTICE** DESIGNATION OF OFFICES TO BE FILLED AND TERMS THEREOF FOR MARCH 18th, 2020 VILLAGE OF JEF-FERSONVILLE ELECTION WHEREAS, the next General Election for the Village of Jeffersonville village offices will be held March

18th, 2020, and; WHEREAS, the Board of Trustees must designate by resolution, 90 days prior to said election, and publish the offices which are to be filled in such election, and the Eileen terms there, now; THEREFORE BE IT

> **LEGAL NOTICE** SUPREME COURT

Treasurer

THE BANK OF NEW YORK MELLON FKA

HEIRS AND DISTRIB-

YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLD-ERS OF THE CWABS INC ASSET-BACKED CERTIFI-CATES, 2005-16, Plaintiff against DICARLO A/K/A MARY ELLEN DI

**LEGAL NOTICES** 

CARLO, et al Defendants Attorney for Plaintiff(s) Fein Such & Crane, LLP, 1400 Old Coun-try Road, Suite C103, Westbury, NY 11590 Attorney (s) for Plaintiff (s).

Pursuant to a Judgment of Foreclosure and Sale entered September 17, 2019, I will sell at public auction to the highest bidder at Lobby of Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on December 5, 2019 at 9:00 AM. Premises known as 21 Roslyn Ridge Road, White Lake, NY 12786. Sec 38.B Block 1 Lot 26. All that certain plot, piece or parcel of land, with the buildings and improve-ments thereon erected, situate, lying and being in the Town of Bethel, County of Sul-

Approximate Amount of Judgment is \$193,406.88 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No 1808/2015. Steven N. Mogel, Esq., Referee. IBNY134. 77676

livan, State of New

York.

NOTICE OF FORMATION LA WOMEN ANGELS JOYLUX, LLC. Art. of filed with the

**LEGAL NOTICE** 

Org. filed SSNY on 08/13/19. Office: Sullivan County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 322 West 57th St 18A, New York, NY 10019. Purpose: Any lawful pur-pose. 77661

LEGAL NOTICE NOTICE OF FORMATION Joylux NYC Investors, LLC. Art. of Org. filed

with the SSNY on 08/13/19. Office: Sullivan County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 322 West 57th St 18A, New York, NY 10019. Purpose: Any lawful purpose. 77660

**LEGAL NOTICE** NEVERSINK FIRE DISTRICT Specifications

Instructions to Bidders Plowing 2019-2022 Season Neversink Fire District The Neversink Fire District Board of Fire Commissioners require the following

stipulations to be

included in any bid submitted for plowing

of the district parking

 Three year contract
 Season November 1st 2019 through April 31st 2020, Season November 1st

Season November 1st 2020 through April 31st 2021, Season November 1st 2021 through April 31st 2022 2. Hourly rate per each snowfall event

and sand mix 4. No sub-contractors unless approved by the board of fire commissioners 5. Must submit proof of insurance with bid

Plow every two

3. On demand salt

Please include the above stipulations in your bid and pricing Bids are due and will be opened and awarded on November 21st 2019 at 7:30 pm.

inches

If you have any questions or concerns please call 845-866-2525 and leave a message or email nfdtreasurer@gmail.c om. Sincerely,

Neversink Fire District 77626

OF THE STATE OF NEW YORK -COUNTY OF SULLIVAN

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2006-26,

UTEES OF

Foreclosure August 27, 2019, and entered in the Office of the Clerk of the County of Sullivan, wherein THE BANK LON FKA THE BANK OF NEW YORK AS CERTIFICATEHOLD-**ERS OF THE CWABS** CERTIFICATES SERIES 2006-26 is the Plaintiff and HEIRS AND DISTRIB-UTEES OF ESTATE OF WILLIAM H. DEVINE; ET AL. are the Defendant(s). the undersigned Referee will sell at public auction at the LAWRENCE H. COOKE COUNTY COURTHOUSE, 414 BROADWAY, MONTI-CELLO, NY 12701 on December 6, 2019 at 9:00 am, premises known as 470 NORTH MAIN STREET, LIB-ERTY, NY 12754: Section 101, Block 1, Lot 8: ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE VIL-LAGE OF LIBERTY, TOWN OF LIBERTY, COUNTY OF SULLI-

Premises will be sold subject to provisions of filed Judgment Index # 1062/2016. Mark Cambareri, Esq. - Referee. RAS Boriskin, LLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for

VAN AND STATE OF

**NEW YORK** 

Plaintiff. 16-027003. 77387 LEGAL NOTICE NOTICE OF

THIRD FOUNDATION

LLC, Arts. of Org. filed with the SSNY on 10/09/2019. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 65 Jackson St, Brooklyn, NY 11211. Purpose: Any Lawful Purpose. 77282

**LEGAL NOTICE** NOTICE OF FORMATION OF NEW YORK LIMITED LIABILITY COMPANY The name of the Limit-

ed Liability Company

(the "Company") is Liberty Villas MHP LLC; the date of filing of the Articles of Organization with the New York Department of State was October 4, 2019; the County in New York in which the office of the Company is located is Sullivan County, New York; the street address of the McDonald Avenue, Brooklyn, New York 11218; the Secretary of State has been designated as agent of the Company upon whom process may be served and the Secretary of State shall mail a copy of any process against the Company served upon him to counsel for the Company, Kalter, Kaplan, Zeiger & Forman, 6166 State Route 42, P.O. Box 30, Wood-bourne, New York 12788; the duration of the Company is per-petual; the business purpose of the Company is to engage in any and all business activities permitted under the laws of the State of New York.

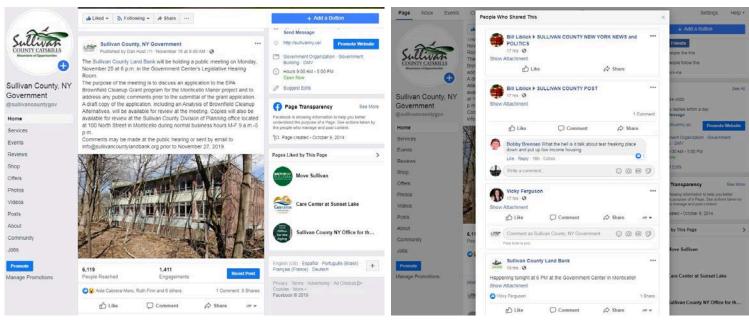
LEGAL NOTICE NOTICE OF FORMATION OF NEW YORK LIMITED LIABILITY **COMPANY** 

The name of the Limited Liability Company (the "Company") is Liberty Suites LLC; the date of filing of the Articles of Organization with the New York Department of State was October 4, 2019; the County in New York in which the office of the Company is located is Sullivan County, New York; the street address of the Company is 924 McDonald Avenue, Brooklyn, New York Delaney, 11218; the Secretary of State has been designated as agent of the Company upon whom process may be served and the Secretary of State shall mail a copy of any process against the Company served upon him to counsel for the Company, Kalter, Kaplan, Zeiger & Forman, 6166 State Route 42, P.O. Box 30, Wood-bourne, New York 12788; the duration of the Company is per-petual; the business purpose of the Company is to engage in any and all business activities permitted under the laws of the

State of New York.

77236

### **Social Media Outreach**

















Happening tonight at 6 PM at the Government Center in Monticello!





### **Summary of Public Comments & Responses**

### No Public Comments Received

A public information session was held on November 25<sup>th</sup> at the Sullivan County Government Center. Only one person was in attendance, from one of our partner agencies, Sullivan Renaissance. No comments were received at the meeting. Also, no comments were received by the public while the documents were available for review at the Sullivan County Division of Planning office.

Monticello Manor Public Information Session EPA Brownfield Cleanup Grant Monday November 25, 2019 at 6PM

	Address		7							
וווסושמץ ויסילווטטן בט, בסוט מו סו	Email	acappella 2 sulli san Pennissana, 1019,			·					
	Name	All son Cappello								



# MONTICELLO MANOR

EPA Brownfield Single Site Cleanup Grant Monday, November 25, 2019 Public Information Session

## Cleanup Grant Program

- Application Due:
   December 3, 2019
- Applicant:
   Sullivan County Land
   Bank Corporation
- Property:Monticello Manor
- Scope:Remediate





## Environmental Concerns

- Presence of Above-ground and Underground storage tanks onsite
- Potential for Asbestos Containing Material in structures
- Potential for Lead Based Paint in structures
- Potential for radon infiltration from the subsurface on the Subject Property
- Potential for PCBs on the Subject Property

### **Project Tasks**

- Task 1: Cooperative Agreement Oversight and Community Outreach
- Task 2: Environmental Reporting and Engineering
- Task 3: Hazardous Substances Remediation
- Task 4: Petroleum Remediation
- Budget Breakdown follows

### Project Budget

		Project Tasks	ks		
Categories	Task 1	Task 2	Task 3	Task 4	וסומו
Personnel					80
Fringe Benefits					80
Travel	Hazardous \$1,400 Petroleum \$600				\$1,400
Equipment					\$0
Supplies					80
Contractual	Hazardous \$8,400 Petroleum \$3,600	\$112,035 \$48,015	\$334,200	\$94,200	\$454,635 \$145,815
Other					80
Total Direct Costs	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450
Indirect Costs					
Total Federal Funding	Hazardous \$9,800 Petroleum \$4,200	\$112,035 \$48,015	\$262,485	\$63,465	\$384,320
Cost Share			\$71,715	\$30,735	\$102,450
Total Budget	\$14,000	\$160,050	\$334,200	\$94,200	\$602,450

Grant Request: \$500,000

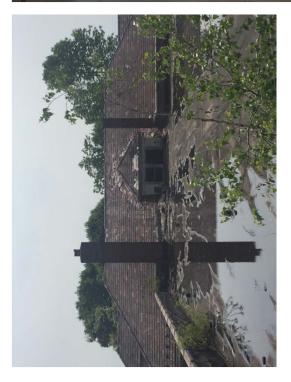
Local Share: \$102,450













### RIVER REPORTER

Main menu

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### Land bank considers Monticello Manor



(/uploads/original/20191115-083036-news-sullivan-land-bank-47.jpg)

MONTICELLO, NY — Monticello Manor was formerly a hospital and then it was operated as a adult nursing home when it was ordered closed by the New York State Department of Health. Because of the seriousness of the violation, the state ordered residents to be moved out of the facility within 24 hours.

The Sullivan County Land Bank will be holding a public meeting regarding the building on Monday, November 25th at 6:00 pm in the legislative hearing room.

The purpose of the meeting is to discuss an application to the EPA Brownfield Cleanup Grant program for the Monticello Manor project and to address any public comments prior to the submittal of the grant application. A draft copy of the application, including an Analysis of Brownfield Cleanup Alternatives will be available for review at the meeting.

Copies will also be available for review at the Sullivan County Division of Planning office located at 100 North Street in Monticello NY during normal business hours 9:00 am to 5:00 pm. Comments may be made at the public hearing or sent by email to info@sullivancountylandbank.org prior to November 27, 2019.

57

### Comments

NO COMMENTS ON THIS STORY | PLEASE LOG IN TO COMMENT BY CLICKING HERE (/LOGIN.HTML)

### RELATED STORIES

South Canaan man sentenced for risking a catastrophe (/stories/south-canaan-man-sentenced-for-risking-a-catastrophe,34388)

Honesdale considers, then reconsiders, mural regulations (/stories/honesdale-considers-then-reconsiders-mural-regulations, 34348)

Sullivan budgets minor increase (/stories/sullivan-budgets-minor-increase,34345)

Sullivan BOCES to move offices (/stories/sullivan-boces-to-move-offices,34341)

**EPA-OLEM-OBLR-19-07 EPA Brownfields Cleanup Grant 2020** 

SF-424 Attachment

### 14. Areas Affected By Project

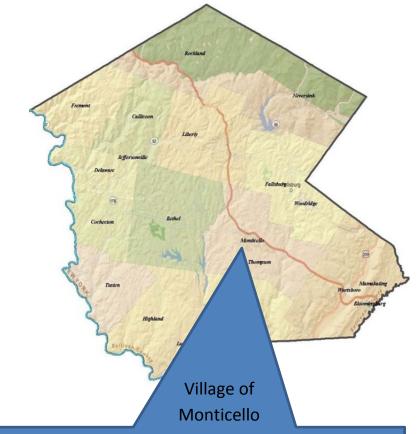
County: Sullivan Village: Monticello

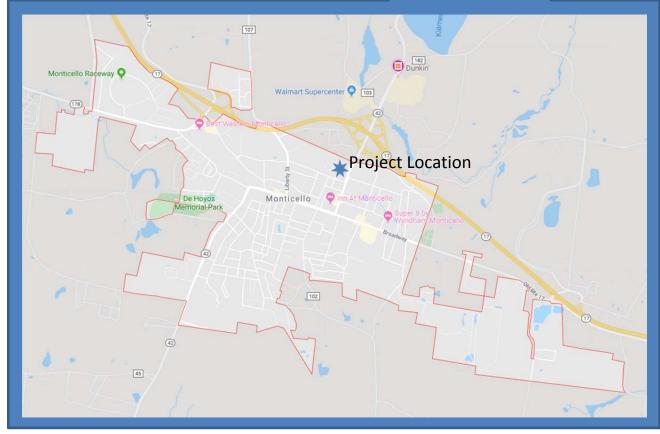
Project Location:

Monticello Manor

15 High Street

Monticello, NY 12701





OMB Number: 4040-0004 Expiration Date: 12/31/2019

Application for I	Federal Assista	nce SF	-424			
* 1. Type of Submissi  Preapplication  Application  Changed/Corre	ion: ected Application	⊠ Ne	ee of Application: ew ontinuation evision		f Revision, select appropring from the first select appropring from the from the first select appropring from the first select appro	priate letter(s):
* 3. Date Received: 12/02/2019		4. Appli	cant Identifier:			
5a. Federal Entity Ide	entifier:				5b. Federal Award Ide	entifier:
State Use Only:				<u> </u>		
6. Date Received by	State:		7. State Application	Ide	entifier: New York	
8. APPLICANT INFO	ORMATION:	<u>-</u>	L			
* a. Legal Name: Sı	ullivan County	<sup>7</sup> Land	Bank Corporation	on		
* b. Employer/Taxpay	er Identification Nu	mber (EIN	I/TIN):		* c. Organizational DU	JNS:
d. Address:						
* Street1:	100 North Str	eet				
Street2:	PO Box 5012					
* City:	Monticello					
County/Parish:	Sullivan					
* State:					NY: New Yo	ork
Province:						
* Country:					USA: UNITED S	STATES
* Zip / Postal Code:	12701-1163					
e. Organizational U	Init:					
Department Name:					Division Name:	
f. Name and contac	t information of p	erson to	be contacted on m	att	ters involving this ap	pplication:
Prefix: Mrs			* First Nam	e:	Jill	
Middle Name:						
* Last Name: Wey	er					
Suffix:						
Title: Executive	Director					
Organizational Affiliat	tion:					
* Telephone Number:	: 845-807-0530	)			Fax Numb	per: 845-807-0546
*Email: jill.wey	ver@co.sulliva	n.ny.us	5			

Application for Federal Assistance SF-424
* 9. Type of Applicant 1: Select Applicant Type:
M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)
Type of Applicant 2: Select Applicant Type:
Type of Applicant 3: Select Applicant Type:
* Other (specify):
* 10. Name of Federal Agency:
Environmental Protection Agency
11. Catalog of Federal Domestic Assistance Number:
66.818
CFDA Title:
Brownfields Assessment and Cleanup Cooperative Agreements
* 12. Funding Opportunity Number:
EPA-OLEM-OBLR-19-07
*Title:  FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS
F120 GUIDELINES FOR BROWNFIELD CLEANOP GRANIS
13. Competition Identification Number:
Title:
14. Areas Affected by Project (Cities, Counties, States, etc.):
1234-SF424_Attachmen14.pdf Add Attachment Delete Attachment View Attachment
* 15. Descriptive Title of Applicant's Project:
Monticello Manor Redevelopment: Monticello Manor is a vacant and blighted former hospital complex,
located at 15 High Street in Monticello, NY.
Attach supporting documents as specified in agency instructions.
Add Attachments

Application for Federal Assistance SF-424								
16. Congressional Districts Of:								
* a. Applicant 19 * b. Program/Project 19  Attach an additional list of Program/Project Congressional Districts if needed.								
Attach an addition	onal list of Program/Project Co	ongressional Distric	ts if needed.	_	. <u> </u>			
			Add Attachment	Delete Attachment	View Attachment			
17. Proposed P	Project:							
* a. Start Date:	07/01/2020			* b. End Date:	06/30/2023			
18. Estimated F	Funding (\$):							
* a. Federal		500,000.00						
* b. Applicant		102,450.00						
* c. State		0.00						
* d. Local		0.00						
* e. Other		0.00						
* f. Program Inc	ome	0.00						
* g. TOTAL		602,450.00						
	tion Subject to Review By				ow on			
	lication was made available is subject to E.O. 12372 be				ew on			
	is not covered by E.O. 123							
* 20. Is the App	licant Delinquent On Any	Federal Debt? (If	"Yes." provide expl	anation in attachment.)				
Yes	∑ No	·		•				
If "Yes", provid	e explanation and attach							
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)  ** I AGREE*  ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.								
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